

1st 1746021

2011-010664

Klamath County, Oregon



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THIS SPACE R

09/22/2011 12:20:42 PM

Fee: \$47.00



After recording return to:  
Jay Phillip Myers and Karen Ann  
Myers  
PO Box 92  
Wilsonville, OR 97070

Until a change is requested all tax statements  
shall be sent to the following address:  
Jay Phillip Myers and Karen Ann Myers  
PO Box 92  
Wilsonville, OR 97070

File No.: 7021-1746021 (ALF)

Date: August 10, 2011

### STATUTORY WARRANTY DEED

**Mark Robben and Janine Robben as tenants by the entirety, Grantor, conveys and warrants to Jay Phillip Myers and Karen Ann Myers, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The following described property situated in the SW 1/4 of Section 10, Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**PARCEL 1:**

**Beginning at the Southeast corner of said SW 1/4; thence South 89°52'55" West along the South line of said Section 10, 1065.11 feet to the Northerly right of way of Lamm Crossing, an existing road; thence North 48°00'13" West along said right of way line 396.78 feet; thence North 01°09'39" West 406.63 feet; thence North 89°56'54" East, 1353.50 feet to the East line of said SW 1/4; thence South 01°15'22" East along said East line of the SW 1/4 671.20 feet to the point of beginning.**

**PARCEL 2:**

**Beginning at the Northeast corner of the S 1/2 SW 1/4 of said Section 10: thence South 01°15'22" East along the East line of said SW 1/4, 644.06 feet; thence South 89°56'54" West, 1353.50 feet; thence North 01°09'39" West, 644.04 feet to the North line of said S 1/2 SW 1/4; thence North 89°56'54" East along said North line of the S 1/2 SW 1/4, 1352.43 feet to the point of beginning.**

**Subject to:**

True consideration \$161,000.00

APN: **R96023**

Statutory Warranty Deed  
- continued

File No.: **7021-1746021 (ALF)**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Taxes for the fiscal year 2011-2012 a lien due but not yet payable.

The true consideration for this conveyance is **\$161,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20<sup>th</sup> day of September, 2011.

Mark Robben  
Mark Robben

Janine Robben  
Janine Robben

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of September, 2011  
by **Mark Robben and Janine Robben.**

Caitlin Eddy-Green

Notary Public for Oregon

My commission expires: may 4, 2012

