

WTC 91206-DS

THIS SPACE

2011-010706

Klamath County, Oregon



09/23/2011 11:22:32 AM

Fee: \$42.00

After recording return to:

Jill Ingram

PO Box 7445

Klamath Falls, OR 97602

Until a change is requested all tax statements shall be sent to the following address:

Jill Ingram

PO Box 7445

Klamath Falls, OR 97602

Escrow No. MT91206-DS

Title No. 0091206

SWD1 r.041111

### STATUTORY WARRANTY DEED

**Trudie E. Vurpillat,**

Grantor(s), hereby convey and warrant to

**Jill Ingram,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is **\$195,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 22nd day of Sept, 2011.

*Trudie E. Vurpillat*  
Trudie E. Vurpillat

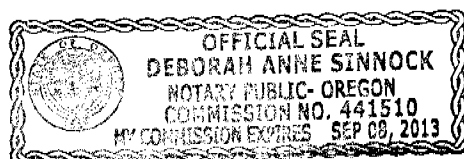
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9-22-, 2011 by Trudie E. Vurpillat.

*Deborah Ann Sinnock*  
(Notary Public for Oregon)

My commission expires 9-8-13



427mcf

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at a point on the Section line, 401.22 feet South of the corner common to Sections 21, 22, 27 and 28 in Township 39 South, Range 8 East of the Willamette Meridian; thence South along said Section line, 825.20 feet to the point of intersection with the Klamath River Wagon Road (County road) right of way; thence North 38°36' East 675.71 feet along said right of way to an angle point of same; thence South 82°54' East 332.75 feet along same right of way to a point; thence North 65°47' West, 825.50 feet to the place of beginning, being in the Northwest Quarter of the Northwest Quarter of Section 27 in said Township and Range.

EXCEPTING THEREFROM as follows: Beginning at a point on the Section line 941.85 feet South of the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 8 East of the Willamette Meridian; thence South along said Section line 284.57 feet to the point of intersection with the Klamath River Wagon Road (County road); thence North 38°36' East, 458.0 feet along said right of way; thence South 75°36' West 295.0 feet to the place of beginning.

**PARCEL 2:**

A Tract of land situated in the NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a point on the section line common to Section 27 and 28 of Township 39 South, Range 8 East of the Willamette Meridian, from which point the corner common to Section 21, 22, 27 and 28 bears North 00°08'44" East, a distance of 941.85 feet, said point also marking the most southwesterly corner of that tract of land described in Volume 116 at page 403, Klamath County Deed Records; thence along the most southerly line of said tract of land North 75°33'52" East a distance of 394.31 feet to the True Point of Beginning of this description (North 75°36' East a distance of 395.00 feet as per Volume 116, Page 403); thence along the easterly line of said Volume 116, Page 403, North 38°36'00" East a distance of 217.71 feet; thence along the southerly line of said Volume 116, Page 403, South 82°54'00" East a distance of 332.75 feet to the most easterly corner of said Volume 116, Page 403; thence South 07°41'16" West a distance of 32.94 feet to a point on the centerline of the Klamath River Wagon Road as now constructed; thence along said centerline North 82°18'44" West a distance of 166.60 feet to the point of curvature of a tangent curve to the left having a radius of 200.00 feet; thence continuing along said centerline and curve through a delta angle of 58°37'18" and an arc distance of 204.63 feet (the long chord of which bears South 68°22'37" West a distance of 195.82 feet); thence continuing along said centerline South 39°03'58" West a distance of 96.80 feet; thence leaving said centerline, North 50°56'02" West a distance of 40.79 feet to the True Point of Beginning.

The intent of the above description is to describe that tract of land lying southeasterly of and lying southwesterly of Tax Lot R-3908-02700-01300 and lying northwesterly of and lying northeasterly of the centerline of Klamath River Wagon Road as now constructed, all of which as shown on the map of Property Line Adjustment No. 20-05 as submitted to the Office of the Klamath County Surveyor.