

1st 1754888

2011-011196  
Klamath County, Oregon



00108326201100111960030032

THIS SP.

10/07/2011 12:57:35 PM

Fee: \$47.00

After recording return to:  
Jason M. Conaughty and Norma M.  
Conaughty  
2040 Lakeshore Drive  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jason M. Conaughty and Norma M.  
Conaughty  
2040 Lakeshore Drive  
Klamath Falls, OR 97601

File No.: 7021-1754888 (SFK)  
Date: September 02, 2011

### STATUTORY WARRANTY DEED

**Glenn G. Justus and Joanna L. Justus, husband and wife**, Grantor, conveys and warrants to **Jason M Conaughty and Norma M Conaughty, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

**Subject to:**


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.

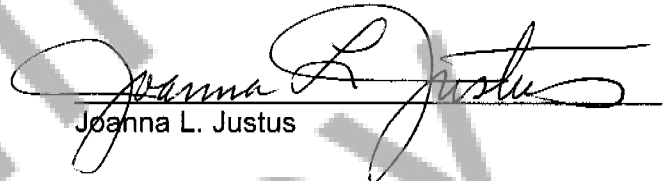
The true consideration for this conveyance is **\$415,000.00**. (Here comply with requirements of ORS 93.030)

F

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 5 day of October, 2011.

  
Glenn G. Justus

  
Joanna L. Justus

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of October, 2011  
by **Glenn G. Justus and Joanna L. Justus.**





Notary Public for Oregon

My commission expires: 10/16/2014

**Exhibit "A"**

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

Beginning at the Southwesterly corner of Tract 15 of Ouse Kila Homesites No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence South 2°10' East 224.3 feet, more or less, to a point in the Northeasterly boundary line of the right of way of the Rock Creek Road, from which the most Easterly corner of Tract 17 of Ouse Kila Home Sites No. 1, the plat whereof is on file and of record in Klamath County, Oregon, bears South 89°06' West 152.9 feet distant; and running thence Northwesterly along the said boundary line 242 feet, more or less, to a point from which the said most Easterly corner of Tract 17 of Ouse Kila Home Sites No. 1, bears South 42°53' East 107.7 feet distant, and running thence North 1°55' West 232 feet, more or less, to a point in the water line of Klamath Lake; thence Easterly along said water line 238 feet, more or less, to a point from which the point of beginning bears South 2°10' East and running thence South 2°10' East 184 feet, more or less, to the point of beginning, and being a portion of the NE 1/4 NE 1/4 of Section 26 Township 38 S., R. 8 E. W. M., EXCEPTING the portion of said premises heretofore conveyed by deed to Mark H. Lillard and Emma J. Lillard, husband and wife, recorded May 9, 1944 in Volume 164 page 532, Deed records of Klamath County, Oregon.

Also a parcel of land situate in the NE 1/4 NE 1/4 of Section 26, Township 38 South, Range 8 E. W. M., Klamath County, Oregon, and more particularly described as follows:

Beginning at the Northeasterly corner of that certain parcel of land deeded to Donald P. Noel and Bonnie Noel by Deed Volume 354 page 410, said point being on the Southerly shore line of Upper Klamath Lake and bears N. 42°53' W. 107.7 feet and N. 1°55' W. 232.2 feet and N. 65°30' E. 65.0 feet from the most Northeasterly corner of Lot 17, Ouse Kila Homesites No. 1; thence S. 1°37'10" W. a distance of 269.6 feet, more or less, to a point on the Northerly line of Lakeshore Drive; thence Northwesterly, along said Northerly line a distance of 2.0 feet, more or less, to the Southeasterly corner of parcel described in Deed Volume 164 page 532; thence N. 2°20' E., along the Easterly line of said parcel, a distance of 270.0 feet, more or less, to the point of beginning.

Tax Parcel Number: R427087