



THIS SPACE

2011-011212

Klamath County, Oregon



00108343201100112120020029

10/07/2011 03:11:36 PM

Fee: \$42.00

After recording return to:

MICHAEL SUTTON

12072 Clay Station Rd.

Herald, CA 95638

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

MICHAEL SUTTON

12072 Clay Station Rd.

Herald, CA 95638

Escrow No. MT90785-DS

Title No. 0090785

SWD r.042611

STATUTORY WARRANTY DEED

CARY ANN T. BAILEY,

Grantor(s), hereby convey and warrant to

MICHAEL SUTTON and ELAINE SUTTON, as tenants by the entirety,

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:

A parcel of land situate in Lot 1 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the quarter section corner common to Sections 21 and 28; thence South 00°05'50" West on the East line of said Lot 1, 744.97 feet more or less to the corner of a parcel of land described in Volume M89, page 13285, Deed Records of Klamath County, Oregon; thence North 89°47'15" West on the North line of last said parcel, 489.01 feet; thence North 00°05'50" East parallel with the East line of said Lot 1, 623.89 feet to a 5/8 inch iron pin; thence North 89°54'10" West, 79.48 feet to a 5/8 inch iron pin; thence North 00°05'50" East parallel with the East line of said Lot 1, 72.17 feet to a 5/8 inch iron pin; thence South 89°54'10" East 79.48 feet to a 5/8 inch iron pin; thence North 00°05'50" East parallel with the East line of said Lot 1, 48.38 feet to a 5/8 inch iron pin on the North line of said Lot 1; thence South 89°51'05" East on the said North line, 489.01 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$289,000.00**.

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.

424nd

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 4 day of OCTOBER, 2011

Cary Ann T. Bailey
CARY ANN T. BAILEY

State of Oregon
County of LINCOLN

This instrument was acknowledged before me on OCTOBER 4, 2011 by CARY ANN T. BAILEY.

[Signature]

(Notary Public for Oregon)

My commission expires 4/3/15

