

NOTE 91547-KR



THIS SPAC

2011-011811

Klamath County, Oregon



10/21/2011 02:39:09 PM

Fee: \$42.00

After recording return to:

Gene A. Lederer
818 Grant Street
Klamath Falls, OR 97601

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

Gene A. Lederer
818 Grant Street
Klamath Falls, OR 97601

Escrow No. MT91547-KR

Title No. 0091547

SWDI r.041111

STATUTORY WARRANTY DEED

Walt Moden,

Grantor(s), hereby convey and warrant to

Gene A. Lederer,

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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$69,900.00**.

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:

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 17th day of October, 2011.

Walt Moden

Walt Moden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 17, 2011 by Walt Moden.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011



429me

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point on the Southerly line of Grant Street, formerly Franklin Street, 25 feet Northeast from the most Westerly corner of Lot 6 in Block 63 of NICHOLS ADDITION TO LINKVILLE (now the City of Klamath Falls), Oregon; thence South and parallel with 8th Street, 80 feet; thence Northeasterly at right angles to 8th Street 40 feet to the Northeasterly line of said Lot 6; thence Northwesterly along the line between said Lot 6 and Lot 7 of said Block 63, 80 feet; thence Southwesterly along the Southerly line of Grant Street 40 feet to the place of beginning, being a portion of Lot 6 of Block 63 of NICHOLS ADDITION TO LINKVILLE (now the City of Klamath Falls), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Beginning at the point of Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION to Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the point of beginning.

PARCEL 3

Beginning at a point which is 80 feet Southeasterly along the line of 8th Street and 82.10 feet Northeasterly in a line paralleling Grant Street from the most Westerly corner of Lot 5 of Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence from said point of beginning 7.90 feet Northeasterly and paralleling Grant Street; thence 40 feet Northwesterly and paralleling 8th Street; thence 7.90 feet Southwesterly and paralleling Grant Street; thence 40 feet Southeasterly and paralleling 8th Street to the place of beginning, being a portion of Lot 6 of Block 63 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.