



THIS SPACE

2011-012144

Klamath County, Oregon



10/28/2011 03:40:17 PM

Fee: \$42.00

After recording return to:

Klamath Defender Services, Inc., an Oregon
not for profit corporation
635 Main Street
Klamath Falls, OR 97601

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

Klamath Defender Services, Inc., an Oregon
not for profit corporation
635 Main Street
Klamath Falls, OR 97601

Escrow No. MT92011-KR

Title No. 0092011

SWD1 r.041111

STATUTORY WARRANTY DEED

Aspen Title & Escrow, Inc., an Oregon inactive corporation,
Grantor(s), hereby convey and warrant to
Klamath Defender Services, Inc., an Oregon not for profit corporation,

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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is **\$150,000.00**.

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:

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 27th day of October, 2011.

Aspen Title & Escrow, Inc., an Oregon inactive corporation

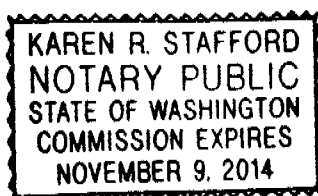
(X) BY: Kevin Schreiner
Kevin Schreiner, President

State of Washington

County of Thurston

On this day personally appeared before me Kevin Schreiner, President of Aspen Title & Escrow, Inc., an Oregon inactive corporation to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 27th day of October, 2011.



Karen R. Stafford
Printed Name: KAREN R. STAFFORD
Notary Public in and for the State of
Washington residing at Olympia

My appointment expires 11-09-2014

420m

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 2 in Block 16, ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the North side of Main Street in the City of Klamath Falls, at the Southwesterly corner of Lot 2, Block 16, of the Town of Linkville, now City of Klamath Falls, Oregon; thence Northeasterly along Main Street 34.12 feet, more or less, to the center of the party wall on said property; thence Northwesterly at right angles to Main Street, a distance of 100 feet; thence Southwesterly, parallel with Main Street, 34.12 feet, more or less, to the Westerly line of said Lot 2; thence Southeasterly, along said line, a distance of 100 feet to the place of beginning.

Together with the vacated 4 feet of the alley lying on the Northwest side of the above described property.