



2011-012146
Klamath County, Oregon



10/28/2011 03:43:17 PM

Fee: \$42.00

After recording return to:

Cameron B. Curtin

4501 Clinton Avenue 4828 Hwy 39
Klamath Falls, OR 97603

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

Cameron B. Curtin

4501 Clinton Avenue 4828 Hwy 39
Klamath Falls, OR 97603

Escrow No. MT91666-KR

Title No. 0091666

SWD1 r.041111

STATUTORY WARRANTY DEED

Garald E. Gibson and Karen A. Gibson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Cameron B. Curtin,

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 **\$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.

Garald E. Gibson

Karen A. Gibson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 27, 2011 by Garald E. Gibson and Karen A. Gibson.

(Notary Public for Oregon)



My commission expires 11/16/2011

422m2

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the East 1/2 of the Northeast 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located West a distance of 30 feet and South a distance of 1096.66 feet from the Northeast corner of said Section 13, said point being on the West boundary of the Klamath Falls-Merrill Highway; thence South along the West boundary of said highway a distance of 109.00 feet to a one-half inch iron pin and the true point of beginning; thence continuing South at the West boundary of said highway 40.14 feet; thence West to a point on the East bank of the Irrigation Lateral; thence Northwest along said bank to a point on the East bank of the Enterprise Irrigation Canal; said point being West a distance of 174 feet from the point of beginning; thence East 174 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the E 1/2 NE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located West 30 feet and South 1480.8 feet from the Northeast corner of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said beginning point also lying on the intersection of the Northeast bank of an irrigation lateral and the West boundary of the Klamath Falls-Merrill Highway; thence North along said Highway 235 feet to a point; thence West to a point on the East bank of the irrigation lateral; thence Southeast along said East bank of the irrigation lateral to the point of beginning.