

After Recording Return to, and
Send Tax Statements to:
Klamath County
305 Main Street
Klamath Falls, Oregon 97601

2011-012344

Klamath County, Oregon



00109657201100123440020027

11/03/2011 09:42:31 AM

Fee: NO FEE

WARRANTY DEED

ROBERT S. SHULMIRE and GAIL R. SHULMIRE, hereinafter called Grantors, for the true and actual consideration of One Thousand Four Hundred Fifty Dollars, convey to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, hereinafter called Grantee, fee simple interest in all that real property situated in Klamath County, State of Oregon, described as follows:

A tract of land being a portion of Lot 1, Block 5 of Altamont Acres, said tract also lying in the Northwest one-quarter of the Northeast one-quarter (NW ¼, NE ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to ROBERT S. SHULMIRE & GAIL R. SHULMIRE by that certain deed recorded March 27, 1984, Recorded in Volume M84, Page 4866, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at a point on the West line of Lot 1, Block 5 of Altamont Acres, said point being 10.00 feet Southerly from the Northwest corner of said Lot 1; thence Southerly, along said West line of Lot 1 and the East right-of-way line of Altamont Drive, 19.00 feet; thence leaving said East right-of-way line Northeasterly to a point on the South right-of-way line of Hilyard Avenue, said point being 19.00 feet Easterly from the point of beginning; thence Westerly, along said South right-of-way line, 19.00 feet to the point of beginning, all in Klamath County, Oregon.

EXCEPT therefrom that property described in that deed to Klamath County, recorded in Book M-88, Page 10318, Klamath County Oregon Deed Records.

The tract of land to which this description applies contains 168 square feet, more or less.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except easements, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

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.

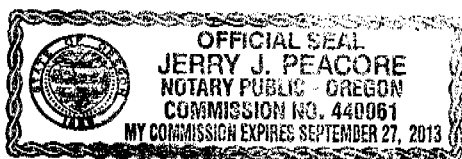
Dated this 30th day of September, 2011.

Robert S. Shulmire
ROBERT S. SHULMIRE

Gail R. Shulmire
GAIL R. SHULMIRE

STATE OF OREGON)
) ss.
County of Klamath)

On Sept. 30, 2011, personally appeared the above-named **ROBERT S. SHULMIRE** and **GAIL R. SHULMIRE** and acknowledged the foregoing instrument to be their voluntary act before me.



Jerry J. Peacore
Notary Public for Oregon
My Commission Expires: Sept 27, 2013

This conveyance is accepted and approved
for recording on behalf of Klamath County.