

NOTE 91799-MS



THIS SPACE R

2011-013294

Klamath County, Oregon



00110775201100132940040042

11/30/2011 03:11:25 PM

Fee: \$52.00

After recording return to:

Manfred Lindenhoven

2910 Pine Grove Road

Klamath Falls, OR 97603

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

Manfred Lindenhoven

2910 Pine Grove Road

Klamath Falls, OR 97603

Escrow No. MT91799-MS

Title No. 0091799

SWD r.042611

STATUTORY WARRANTY DEED

John W. Crockett,

Grantor(s), hereby convey and warrant to

Manfred Lindenhoven and Lynn Ballard, 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:

SEE EXHIBIT A and EXHIBIT B WHICH IS MADE A PART HEREOF BY THIS REFERENCE

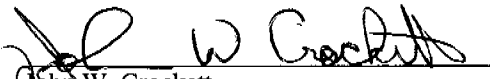
The true and actual consideration for this conveyance is **\$299,900.00**.

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:

52pmf

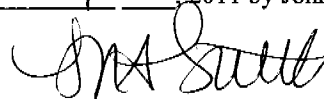
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 22nd day of NOV, 2011.


John W. Crockett

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11/22, 2011 by John W. Crockett.



(Notary Public for Oregon)

My commission expires 12/2014

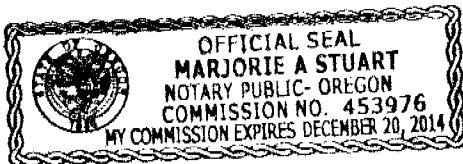


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of that tract of real property described in Volume 320 at Page 356, Deed Records of Klamath County, Oregon, described as the NW1/4 of the NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 of the NE1/4 of Section 9, Township, Range and Meridian aforesaid; thence North 0° 06' East along the West boundary of same, a distance of 459.98 feet to the true point of beginning; thence North 89° 59' East parallel with the South boundary of aforesaid NW1/4 of the NE1/4 of Section 9, a distance of 485.0 feet to the Westerly right of way boundary of the county road (Pine Grove Road, Deed Volume 306, Page 105); thence North 0° 31' 30" West along said right of way boundary, a distance of 361.0 feet; thence South 89° 59' West, 481.04 feet to the West boundary of aforesaid NW1/4 of the NE1/4 of Section 9; thence South 0° 06' West along said boundary 360.98 feet to the true point of beginning.

JOHN HEATON P.L.S.

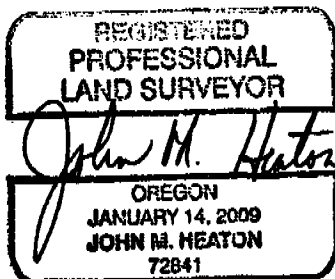
TRU SURVEYING, INC. LINE2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603
PHONE: (541) 884-3691

NOVEMBER 14, 2011

LEGAL DESCRIPTION FOR "PROPERTY LINE ADJUSTMENT 17-11"

A TRACT OF LAND SITUATED IN THE NW1/4 NE1/4 OF SECTION 9, T39S, R10EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°06'00"W, ALONG THE WEST LINE OF THE NW1/4 NE1/4 OF SAID SECTION 9, 510.81 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M02 PAGE 26316 OF THE KLAMATH COUNTY DEED RECORDS AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE N89°59'00"E, ALONG THE NORTH LINE OF SAID DEED VOLUME, 480.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PINE GROVE ROAD; THENCE, ALONG THE SAID WEST RIGHT OF WAY LINE, N00°32'24"W 23.77 FEET AND ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 447.47 FEET AND CENTRAL ANGLE EQUALS 02°46'00") 21.61 FEET; THENCE, LEAVING THE SAID WEST RIGHT OF WAY LINE, S89°59'00"W 479.42 FEET TO A POINT ON THE SAID WEST LINE OF THE NW1/4 NE1/4; THENCE S00°06'00"W 45.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES, MORE OR LESS.



John M. Heaton
JOHN M. HEATON P.L.S. 72841

RENEWAL DATE: 6/30/13