



THIS SPACE

2011-013336  
Klamath County, Oregon



12/01/2011 11:08:46 AM

Fee: \$42.00

After recording return to:

Diane M. Monk  
PO Box 7433  
Klamath Falls, OR 97602

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

Diane M. Monk  
PO Box 7433  
Klamath Falls, OR 97602

Escrow No. MT92271-KR  
Title No. 0092271  
SWD1 r.041111

### STATUTORY WARRANTY DEED

**Don Purio Development Company LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Diane M. Monk,**

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 **\$40,000.00**.

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 23 day of November, 2011.

Don Purio Development Company LLC, an Oregon Limited  
Liability Company

BY: 

Don Purio, Member

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 23, 2011 by Don Purio, as a Member for Don Purio Development Company LLC, an Oregon Limited Liability Company.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2012



422mJ

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of Government Lot 8 of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of that property described in Volume 187, page 531, Deed Records of Klamath County, Oregon, said point being described as being 600 feet West of the Southeast corner of the SW1/4 SE1/4 of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence North 0°08' West 60.00 feet to a point on the North boundary of Hill Road for the true point of beginning; thence South 89°52' West along the North boundary of Hill Road 470.00 feet; thence North 262.35 feet to the South boundary of the irrigation canal; thence Easterly along said canal boundary to a 1/2 inch iron pin located North 0°08' West from the true point of beginning; thence South 0°08' East 228.35 feet to the true point of beginning.