

UTC 92228-DS

THIS SPACE

2011-013441

Klamath County, Oregon



00110952201100134410020020

12/05/2011 11:30:32 AM

Fee: \$42.00

After recording return to:

LAWRENCE B. TAIT

88780 Fisher Rd.

Eugene, OR 97402

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

LAWRENCE B. TAIT

88780 Fisher Rd.

Eugene, OR 97402

Escrow No. MT92228-DS

Title No. 0092228

SWD r.042611

### STATUTORY WARRANTY DEED

**STEPHEN A. TRONO,**

Grantor(s), hereby convey and warrant to

**LAWRENCE B. TAIT,**

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:

A parcel of land situate in the NE1/4 SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the NE1/4 SW1/4; thence South along the West line of said NE1/4 SW1/4 a distance of 230 feet to the TRUE POINT OF BEGINNING; thence continuing South along said line 100 feet to a point; thence East parallel to the North line of said NE1/4 SW1/4 to a point on the West line of Highway 58; thence Northwesterly along said highway right of way to the Southeast corner of Parcel 1 of deed from Evelyn Smutz to Leisure Lodge recorded in Volume M77, page 14845, Deed Records of Klamath County, Oregon, which point is 230 feet South of and at right angles to the North line of said NE1/4 SW1/4; thence West along the South line of said parcel to the true point of beginning.

The true and actual consideration for this conveyance is **\$15,500.00**.

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:

425mct

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 29<sup>th</sup> day of November, 2011.

X Stephen A. Trono  
STEPHEN A. TRONO

State of Washington  
County of Clark

This instrument was acknowledged before me on 11-29-, 2011 by STEPHEN A. TRONO.

Jacquelyn I. Hulst  
(Notary Public)  
My commission expires 5-4-2013

