

NOT 91197

2012-000359
Klamath County, Oregon



00112505201200003590030033

01/17/2012 11:34:20 AM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT91197-LW
Title Order No. 0091197

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **KLAMATH COUNTY PUBLIC WORKS**

Address: **305 MAIN STREET**

City, ST Zip: **KLAMATH FALLS, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): WARRANTY DEED

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: GARY J. MUELLER, 2942 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Seller Name & Address: JUDY K. MUELLER, 2942 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: KLAMATH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON, 305 MAIN STREET, KLAMATH FALLS, OR 97601

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **KLAMATH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF OREGON**

Address: **305 MAIN STREET**

City, ST Zip: **KLAMATH FALLS, OR 97601**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$4,200.00

47000

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

RECORDING INFORMATION

DO NOT WRITE IN THIS SPACE

WARRANTY DEED

GARY J. MUELLER and **JUDY K. MUELLER**, hereinafter called Grantors, for the true and actual consideration of Four Thousand Two Hundred And 00/100 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 24, Block 5 of First Addition to Altamont Acres, said tract also lying in the Southeast one-quarter of the Southwest one-quarter (SE $\frac{1}{4}$, SW $\frac{1}{4}$) of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to GARY J. & JUDY K. MUELLER by that certain deed recorded April 2, 1985, Recorded in Volume M85, Page 4817, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at the point of intersection of the West right-of-way line of Altamont Drive and the North right-of-way line of Hilyard Avenue, said point being 10.00 feet Northerly and 5.00 feet Westerly, when measured at right angles, from the Southeast corner of Lot 24, Block 5 of First Addition to Altamont Acres; thence Northerly, along said West right-of-way line, 13.50 feet; thence leaving said West right-of-way line Southwesterly to a point on the North right-of-way line of Hilyard Avenue, said point being 13.50 feet Westerly from the point of beginning; thence Easterly, along said North right-of-way line 13.50 feet to the point of beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 91 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 25th day of October, 2011.

Gary J. Mueller
GARY J. MUELLER

Judy K. Mueller
JUDY K. MUELLER

STATE OF OREGON)
) ss.
County of Klamath)

On October 25, 2011, personally appeared the above-named **GARY J. MUELLER and JUDY K. MUELLER** and acknowledged the foregoing instrument to be their voluntary act before me.

Stephen Van Buren
Notary Public for Oregon
My Commission Expires: July 29, 2012

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

