

NTC 92582

2012-000564

Klamath County, Oregon



00112741201200005640030032

01/23/2012 11:31:57 AM

Fee: \$47.00

**Grantor name and address**

Saravanan Mylsamy  
5707 Upland Drive  
Klamath Falls, OR 97603

**Grantees' Names and Address**

Saravanan Mylsamy  
5707 Upland Drive  
Klamath Falls, OR 97603

**Until requested otherwise send all tax  
Statements to: (Name, Address, Zip):**

Saravanan Mylsamy  
5707 Upland Drive  
Klamath Falls, OR 97603

Order No. 13303270

Ex Consideration \$10.00

**STATUTORY WARRANTY DEED**

SARAVANAN MYLSAMY, an unmarried man who acquired title without marital status, Grantor, hereby grants, bargains, sells, warrants and conveys to: SARAVANAN MYLSAMY, an unmarried man, Grantee and Grantee's heirs, successors and assigns all right title and interest in and to the following described real property:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Tax Account Number: ~~2809-035AA-08300-000~~ 22

Property Address: 5707 Upland Drive, Klamath Falls, OR 97603

Subject to: all those items of record and those apparent upon the land, if any as of the date of this Deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.**

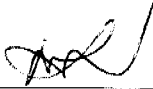
TO HAVE AND TO HOLD the same unto the said Grantees, their heirs, successors and assigns forever.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

47Amf

The true consideration for this conveyance is: \$10.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of JAN, 2012

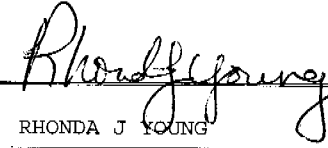


SARAVANAN MYLSAMY

[Acknowledgments Continue]

State of OREGON }  
County of KLAMATH } ss.

On JAN 13, 2012, personally appeared the above named **SARAVANAN MYLSAMY**, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: 

Printed name: RHONDA J YOUNG

Notary Public for OREGON

My commission expires: 2-6-15



No title search was performed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

**Prepared by**  
Curphey & Badger Law  
28100 US Hwy 19 North, Suite 300  
Clearwater, Florida 33761

**EXHIBIT "A"**

LOT 18 IN BLOCK 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM A TRACT OF LAND LOCATED IN LOT 18 OF BLOCK 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, SITUATED IN THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 35 THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT OF SAID TRACT 1270, SAID BEING A 2  $\frac{1}{2}$ " BRASS DISK; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 18 AND SAID TRACT 1270, SOUTH 21°49'21" EAST, 48.35 FEET TO THE EASTERLY CORNER COMMON TO LOTS 18 AND 19 OF SAID TRACT 1270 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 56°25'07" WEST 127.55 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE NORTHEASTERLY RIGHT OF WAY OF UPLAND DRIVE; THENCE ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°17'58", AN ARC DISTANCE OF 9.23 FEET (THE LONG CHORD OF WHICH BEARS N34°45'54" WEST, 9.23 FEET) TO A POINT OF NON-TANGENCY; THENCE LEAVING SAID RIGHT OF WAY, NORTH 60°33'01" EAST, 128.07 FEET TO THE TRUE POINT OF BEGINNING.