

UTC 92516-SH

2012-001417

Klamath County, Oregon



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02/07/2012 03:26:40 PM

Fee: \$52.00

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. MT92516-SH
Title Order No. 0092516

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **MICHAEL J. KLUG**

Address: **5619 SHASTA WAY**

City, ST Zip: **KLAMATH FALLS, OR 97603**

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): STATUTORY WARRANTY DEED

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

Seller Name & Address: TERRY ANN VINSON, 1051 FROMDAHL DR., ROSEBURG, OR 97471

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

Buyer Name & Address: MICHAEL J. KLUG, 5619 SHASTA WAY, Klamath Falls, OR 97603

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: **MICHAEL J. KLUG**

Address: **5619 SHASTA WAY**

City, ST Zip: **Klamath Falls, OR 97603**

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:

\$\$150,000.00

52 Amt

WTC 92516-SH

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

MICHAEL J. KLUG
5619 SHASTA WAY
Klamath Falls, OR 97603

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

MICHAEL J. KLUG
5619 SHASTA WAY
Klamath Falls, OR 97603

Escrow No. MT92516-SH
Title No. 0092516
SWD r.042611

STATUTORY WARRANTY DEED

TERRY ANN VINSON,

Grantor(s), hereby convey and warrant to

MICHAEL J. KLUG,

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 **\$150,000.00**.

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:

477011

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 2nd day of February, 2012

Terry Ann Vinson
TERRY ANN VINSON

State of Oregon
County of ~~CLATSOP~~ Douglas
SBC

This instrument was acknowledged before me on February 2, 2012 by TERRY ANN VINSON.

Shannon B Campbell
(Notary Public for Oregon)

My commission expires 11-5-2012

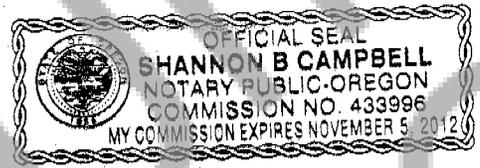


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 67 of FAIR ACRES No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at a concrete nail set in lead in the base of a cement corner post marking the Northwest corner of said Lot 67; thence South 00 degrees 01' 53" West along the Westerly line of said Lot 67, 238.69 feet to a 1/2 inch iron pin marking the Point of Beginning for this description; thence continuing along said Westerly line South 00 degrees 01' 53" West 90.00 feet to a 1/2 inch iron pin on the South line of the North half of said Lot 67; thence North 89 degrees 48' 35" East along said South line, 165.60 feet to 1/2 inch iron pin on the Easterly line of the Westerly half of said Lot 67; thence leaving said South line North 00 degrees 01' 27" East along the Easterly line of the Westerly half of said Lot 67, 90.00 feet to 1/2 inch iron pin; thence leaving said Easterly line South 89 degrees 48' 35" West 165.59 feet to the point of beginning, more or less.

Together with: A 25-foot wide ingress and egress easement from the Northerly right of way line of Shasta Way to the Southerly line of the above described property and adjacent to but Westerly of said Easterly line of the Westerly half of Lot 67 of FAIR ACRES No. 1.

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