



THIS SPACE

2012-001540

Klamath County, Oregon



00113855201200015400020024

02/10/2012 11:25:10 AM

Fee: \$42.00

Grantor:

Sandra Brister

38338 Modoc Point Road

Chiloquin, OR 97624

After recording return to:

Taylor A. Day

PO Box 435

Chiloquin, OR 97624

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

Taylor A. Day

PO Box 435

Chiloquin, OR 97624

Escrow No. MT92796-KR

Title No. 0092796

SWD1 r.020212

STATUTORY WARRANTY DEED

Sandra Brister, who acquired title as Sandra Crabtree,

Grantor(s), hereby convey and warrant to

Taylor A. Day and Lisa I. Day, as tenants by the entirety,

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 \$18,000.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9 day of February, 2012.

Sandra Brister

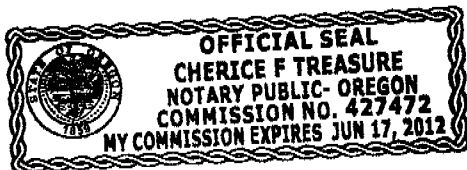
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on February 9, 2012 by Sandra Brister.

(Notary Public for Oregon)

My commission expires 6/17/2012



42Am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point on the Westerly line of Lalakes Avenue at the intersection thereof with the Southerly line of Chocktoot Street extended as shown by the plat of West Chiloquin being the most Easterly corner of the property herein described; thence South 30°30' West 150 feet; thence North 59°30' West 116.3 feet, thence North 30°30' East 144.6 feet to a point on a 32° curve to the right, thence Southeasterly along said curve 44.3 feet to the end of said curve; thence South 59° 30' East on a tangent to the curve 73.8 feet to the point of beginning.

EXCEPTING THEREFROM that portion known as Tract 49 Spinks Addition further described as beginning at a point which is South 30° 30' West 100 feet and North 59°30' West 58 feet from the intersection of the Westerly line of Lalakes Avenue with the Southerly line of Chocktoot Street extended as shown by the plat of West Chiloquin; thence continuing North 59°30' West 58.3 feet, thence North 30° 30' East 94.6 feet to a point on the Southerly line of Chiloquin-Agency Highway #422 being a 32° curve to the right; thence Southeasterly along said curve 44.3 feet to the end of said curve; thence South 59°30' East on a tangent to the curve 15.8 feet to a point which is North 30°30' East 100 feet from the point of beginning; thence South 30°30' West 100 feet to the point of beginning.

ALSO KNOWN AS Tracts 48 and 50 of Spinks Addition.

PARCEL 2:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point which is South 30°30' West 150 feet from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in West Chiloquin, Oregon; thence North 59°30' West 116.3 feet; thence North 36°30' East 100 feet; thence South 59°30' East 116.3 feet; thence South 30°30' West 100 feet to the point of beginning.

ALSO KNOWN AS Tracts 51 and 52 of Spinks Addition.