

2012-002798

Klamath County, Oregon



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03/15/2012 01:36:39 PM

Fee: \$47.00

mail TAXS
To
Grantee

WARRANTY DEED

For good consideration, we Susan D McNeley and Ronald K Hotchkiss of 20605 New Idaho Rd. Lakeview, Lake county, Oregon.

Hereby bargain, deed and convey to Marcy L Cartwright and Scott D Cartwright of 29834 Pelican Butte Rd, Klamath Falls, Klamath County, Oregon.

The following described land in Klamath County, free and clear with WARRENTY COVENANTS;

See attached —exhibit A- legal description: Tax Account#3606-003cc-00200-000 Key #311987 Code#008

To wit: Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns,

The grantor is lawfully seized in fee simple of the above-described premises; that it has good right to convey; that the premises are free and clear of all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, though or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 21 day of FEB 2012

Grantor

Grantee

STATE OF Oregon

COUNTY OF Lake

On February 21st, 2012 before me, Ashley D. Cleland personally

Appeared Ronald K Hatcherhiss
Susan Mcneley

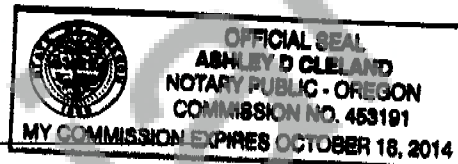
page1

Known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/theirs signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]



Affiant Known ☒ Unknown ID Produced

STATE OF OREGON,

NOTARY ACKNOWLEDGEMENT FORM

County of KLAMATH

SS.

BE IT REMEMBERED, That on this 15TH day of MARCH, 2012, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named SCOTT D CARTWRIGHT AND MARCIA L CARTWRIGHT

known to me to be the identical individual AS described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Handwritten Signature]

Notary Public for Oregon

My commission expires MAY 25, 2014

INTEGRITY PRINT MGMT.

RFCU #166

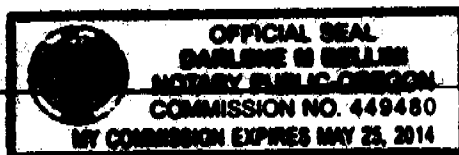


Exhibit "A"

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which is more particularly described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Dale Vincent et ux., by Deed recorded in Volume 343 at Page 519 of Klamath County, Oregon Deed Records, which said point is also the Northeast corner of that tract of land conveyed to William Ganong, Jr. et ux. by Deed recorded in Volume 341 at Page 603 of Klamath County, Oregon Deed Records; thence North 89°04' East along the North line of said Vincent Tract a distance of 330 feet to the most Northerly Northeast corner of said Tract; thence continue North 89°04' East on a line, which is the North line of the tract of land herein conveyed to William K. Johnson, to the Westerly line of the County Road known as the Klamath Falls-Rocky Point Road or the West Side Highway; thence Northerly along said Westerly line of said Klamath Falls-Rocky Point Road to the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3; thence West on said North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence South on the West line of said Section 3 a distance of 330 feet, more or less, to the Northwest corner of said tract of land conveyed to William Ganong, Jr. et ux.; thence North 89°04' East along said North line of said Ganong Tract a distance of 330 feet to the point of beginning.

Map Tax Lot #: R-3606-003CC-00200-000; Property ID #: R311987.