

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

2012-002853

Klamath County, Oregon



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03/16/2012 01:51:43 PM

Fee: NO FEE

Grantor: Stanley & Kathleen Larson
3407 Altamont Drive
Klamath Falls, OR 97603

Grantee: Klamath County
305 Main Street
Klamath Falls, OR 97603

WARRANTY DEED

STANLEY LARSON and **KATHLEEN LARSON**, hereinafter called Grantors, for the true and actual consideration of 800.00 Dollars, conveys 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 1, Block 2 of Third Addition to Altamont Acres, said tract also lying in the Southeast one-quarter of the Northwest one-quarter (SE ¼, NW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to STANLEY LARSON AND KATHLEEN LARSON by that certain deed recorded August 9, 2002, Recorded in Volume M02, Page 44945, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at a point on the East line of Lot 1, Block 2 of Third Addition to Altamont Acres, said point being 10.00 feet Southerly from the Northeast corner of said Lot 1; thence Southerly, along said East line, 13.00 feet; thence leaving said East line Northwesterly to a point on the South right-of-way line of Onyx Avenue, said point being 13.00 feet Westerly from the Point of Beginning and 30.00 feet Southerly from, when measured at right angles, the centerline of Onyx Avenue; thence Easterly, along said South right-of-way line, 13.00 feet to the Point of Beginning, all in Klamath County, Oregon.

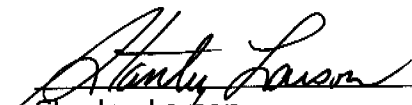
The tract of land to which this description applies contains 84.5 square feet, more or less.

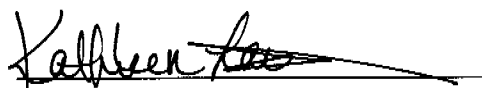
To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except ease-

ments, 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.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

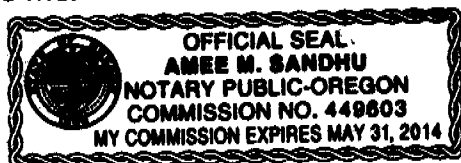
Dated this Feb. 22 day of Feb., 2012.

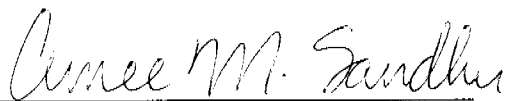

Stanley Larson


Kathleen Larson

STATE OF OREGON)
) ss.
County of Klamath)

On February 22, 2012, personally appeared the above-named Stanley Larson and Kathleen Larson and acknowledged the foregoing instrument to be their voluntary act before me.




Notary Public for Oregon
My Commission Expires: May 31, 2014

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

