



THIS SPA

2012-003058

Klamath County, Oregon



00115705201200030580030039

03/23/2012 03:21:57 PM

Fee: \$47.00

After recording return to:

LEONARD PUTNAM

6406 VENTURA DRIVE

KLAMATH FALLS, OR 97603

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

LEONARD PUTNAM

6406 VENTURA DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT93023-SH

Title No. 0093023

SWD r.020212

### STATUTORY WARRANTY DEED

**MICHAEL J. RONNE and JODY LEE NEALY-RONNE, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**LEONARD PUTNAM and ROCHELLE M. PUTNAM, 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 **\$350,000.00**.

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:

47and

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.

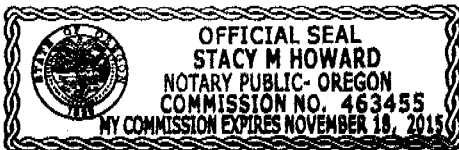
Dated this 21 day of MARCH, 2012

Michael J. Ronne  
MICHAEL J. RONNE

Jody Lee Nealy Ronne  
JODY LEE NEALY-RONNE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 21, 2012 by MICHAEL J. RONNE and JODY LEE NEALY-RONNE.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires 11-18-15

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land being all of Parcel 3 and a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the Southeast one-quarter of the Southeast one-quarter of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84; thence along the Northerly line of said Parcel 3 North 84 degrees 33' 23" East, 238.97 feet to a point of non-tangent curvature and the Southwesterly right-of-way of Aurora Drive; thence along said right-of-way along the arc of an 180.00 radius curve to the left through a central angle of 22 degrees 34' 10", an arc distance of 70.90 feet (the long chord of which bears South 56 degrees 20' 52" East, 70.45 feet) to a point of non-tangency; thence leaving said right-of-way South 22 degrees 38' 58" West, 287.34 feet; thence South 00 degrees 59' 13" East, 29.81 feet; thence South 89 degrees 19' 25" West, 215.52 feet; thence North 05 degrees 50' 19" East, 315.63 feet to the point of beginning. Bearings based upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

AND being a portion of Lot 11 and 12, Block 1 of TRACT 1198, VALE DEAN CANYON, and a strip of land lying Southerly of and adjacent to said Lot 12 in the Southeast one-quarter of the Southeast one-quarter of the Southeast one-quarter of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.