

1st 1868242-SK



After recording return to:
Vincent M. Vieyra and Edith D.
Brown-Vieyra
7010 Reeder Rd.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Vincent M. Vieyra and Edith D. Brown-
Vieyra
7010 Reeder Rd.
Klamath Falls, OR 97603

File No.: 7021-1868242 (SFK)
Date: April 19, 2012

2012-004446

Klamath County, Oregon



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04/30/2012 02:56:46 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Penny J. Pickett, Grantor, conveys and warrants to **Vincent M. Vieyra and Edith D. Brown-Vieyra, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$249,000.00**. (Here comply with requirements of ORS 93.030)

Encl -

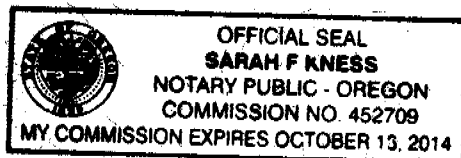
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of April, 2012.

Penny J. Pickett
Penny J. Pickett

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of April, 2012
by **Penny J. Pickett**.



Sarah F. Kness
Notary Public for Oregon

My commission expires: 10/16/2014

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the rock and iron pin which mark the quarter Section corner common to Sections 19 and 20 of Township 39 South, Range 10 East of the Willamette Meridian, in Klamath County and running thence; South 0° 11' West along the Section line common to said Sections 19 and 20 a distance of 812 feet to the North right of way line of the U.S.R.S. Drain mentioned on Page 4 Volume 46, deed records of Klamath County; thence North 87° 50' West following the Northerly right of way line of the above mentioned U.S.R.S. Drain a distance of 1769.7 feet to an iron pin; thence continuing along the Northerly right of way line of the U.S.R.S. Drain North 81° 56' West a distance of 307.5 feet, more or less, to an iron pin which lies on the Easterly right of way line of the 40 foot strip lying East of the "C" Canal right of way, mentioned on Page 589 Volume 54, deed records of Klamath County; thence North 14° 15' East along the Easterly line of this 40 foot strip a distance of 741.4 feet to a point on the East-West quarter line of Section 19 a distance of 1893 feet, more or less to the point of beginning, being in the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.