

WTC 93442CT

THIS SPACE

2012-005948

Klamath County, Oregon



05/31/2012 03:18:39 PM

Fee: \$42.00

After recording return to:

Steve B. Cook

8187 Highway 66

Klamath Falls, OR 97601

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

Steve B. Cook

8187 Highway 66

Klamath Falls, OR 97601

Escrow No. MT93442-CT

Title No. 0093442

SWD1 r.020212

STATUTORY WARRANTY DEED

Effie C. Carpenter,

Grantor(s), hereby convey and warrant to

Steve B. Cook and Tracy L. Cook, husband and wife, 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 **\$81,000.00**.

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 31 day of May, 2012.

Effie C. Carpenter

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on May 31, 2012 by Effie C. Carpenter.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2012



42AWA

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW1/4 of NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW1/4 of NW1/4; thence Southwesterly along said line of Highway 850 feet to the Southeast corner of the property herein conveyed; thence North 40° West 400 feet; thence Southwesterly and parallel to said line of Highway 200 feet; thence South 40° East 400 feet to said line of Highway; thence Northeasterly along said line 200 feet to the place of beginning, being the Southeast corner of property conveyed herein.