

NOTE 89276 SH



THIS SPA

2012-006321

Klamath County, Oregon



00119542201200063210030037

06/11/2012 11:27:30 AM

Fee: \$47.00

After recording return to:

KIM A. PINE

4406 BRISTOL AVENUE

KLAMATH FALLS, OR 97603

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

KIM A. PINE

4406 BRISTOL AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT89276-SH

Title No. 0089276

SWD r.020212

STATUTORY WARRANTY DEED

CLEM J. PINE and ANN J. PINE, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

KIM A. PINE,

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 **\$150,000.00**.

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:

47PWT

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.

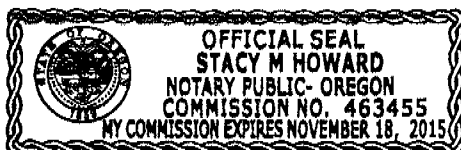
Dated this 4 day of June, 2012

Clem J. Pine
CLEM J. PINE

Ann J. Pine
ANN J. PINE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 4, 2012 by CLEM J. PINE and ANN J. PINE.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the S1/2 S1/2 NW1/4 SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South boundary of Bristol Avenue with the Easterly right of way line of the A-3-C Lateral of the Klamath Irrigation District, which point is North 89° 38' East 596.76 feet and thence South 10° 28' East 30.48 feet from the Northwest corner of said S1/2 S1/2 NW1/4 SW1/4 of said Section 11; thence North 89° 38' East along said South boundary of Bristol Avenue, a distance of 205.43 feet; thence South 0° 22' East 241.8 feet, more or less, to the Northeasterly boundary of said A-3-C Lateral of the Klamath Irrigation District; thence North 59° 18' West along said Northeasterly boundary, a distance of 172.62 feet; thence Northwesterly along the arc of a circle to the right, the radius of which circle is 87.5 feet and the long chord of which bears North 34° 53' West 72.34 feet; thence North 10° 28' West along said Northeasterly boundary, a distance of 94.58 feet, more or less, to the point of beginning.