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2012-007180

Klamath County, Oregon



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06/29/2012 01:34:18 PM

Fee: \$57.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON REPRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

After Recording Return To:

**First American Title
404 Main St Ste 1
Klamath Falls OR 97601**

1. Name(s) of the Transaction(s):

Statutory Warranty Deed

2. Direct Party (Grantor):

Darlyne P. Rushing

3. Indirect Party (Beneficiary):

Sierra Development LLC

4. True and Actual Consideration Paid:

N/A

5. Deed Reference:

M05-68246

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION RECORDED NOVEMBER 3, 2005 IN VOLUMN M05 PAGE 68246, RECORDS OF KLAMATH COUNTY, OREGON

F 57-



After recording return to:
Sierra Developments, LLC
7735 Hilyard Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Sierra Developments, LLC
7735 Hilyard Avenue
Klamath Falls, OR 97603

File No.: 7021-679887 (SAC)
Date: October 31, 2005

M05-68246

Klamath County, Oregon

11/03/2005 03:37:08 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Darlyne P. Rushing, Grantor, conveys and warrants to **Sierra Developments, LLC**, 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.

This property is free from liens and encumbrances, EXCEPT:

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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$240,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 31 day of October, 2005

APN: 589349

Statutory Warranty Deed
- continued

File No.: 7021-679887 (SAC)
Date: 10/31/2005

Darlyn P. Rushing
Darlyne P. Rushing

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this

31 day of October 20 05

by **Darlyne P. Rushing**.

Stacy Collins
Notary Public for Oregon
My commission expires:

8-2007



EXHIBIT A**LEGAL DESCRIPTION:**

All that portion of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the Southwest corner of said Section 6; thence S. 89°, 59' 00" E. along the south line of said Section 6 (N. 89°, 58' 00" E. by deed record M-65 on page 446) a distance of 794.00 feet; thence N. 00°, 01' 00" E. at right angles to the south line of said Section 6 (N. 00°, 02' 00" W. by said deed record) a distance of 153.70 feet to the True Point of Beginning of this description; thence continuing N. 00°, 01' 00" E. a distance of 216.30 feet, more or less, to the lower bank of the Enterprise Irrigation ditch; thence easterly and southerly along the lower bank of said ditch a distance of 660 feet, more or less, to its intersection with the south line of said Section 6; thence N. 89°, 59' 00" W. along the south line of said Section 6 a distance of 35.50 feet; more or less, to a point that is S. 89°, 59' 00" E. a distance of 909.50 feet from the Southwest corner of said Section 6; thence N. 00°, 19' 20" W. parallel with the West line of said Section 6 a distance of 153.70 feet; thence N. 89°, 59' 00" W. a distance of 114.60 feet to the True Point of Beginning of this description.

STATE OF OREGON)
County of KLAMATH)

I CERTIFY that this is a true and correct
copy of a document in the possession
of the Klamath County Clerk.

Dated: 6/29/12
LINDA SMITH, Klamath County Clerk

By: Susie Costic, Deputy
SUSIE COSTIC

EXHIBIT A

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

All that portion of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Section 6; thence S. 89°59'00" E. along the South line of said Section 6 (N.89°58" E. by deed record M-65 on page 446) a distance of 794.00 feet; thence N. 00°01'00" E. at right angles to the south line of said Section 6 (N.00°02' W. by said deed record) a distance of 153.70 feet to the True Point of Beginning of this description; thence continuing N. 00°01'00" E. a distance of 216.30 feet, more or less, to the lower bank of the Enterprise Irrigation ditch; thence easterly and southerly along the lower bank of said ditch a distance of 660 feet, more or less, to its intersection with the south line of said Section 6; thence N. 89°59'00" W. along the south line of said Section 6 a distance of 35.50 feet; more or less, to a point that is S. 89°59'00" E. a distance of 909.50 feet from the Southwest corner of said Section 6; thence N. 00°19'20" W. parallel with the West line of said Section 6 a distance of 153.70 feet; thence N 89°5'00" W. a distance of 114.60 feet to the True Point of Beginning of this description.