

18
1914800-
AF

2012-007961

Klamath County, Oregon



00121496201200079610040048

07/20/2012 03:26:26 PM

Fee: \$52.00



After recording return to:
William E Whitney and Sandra L
Whitney
PO Box 114
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
William E Whitney and Sandra L
Whitney
PO Box 114
Bonanza, OR 97623

File No.: 7021-1914806 (ALF)
Date: June 29, 2012

STATUTORY WARRANTY DEED

Michael Lee DelaCueva and Jennifer McGuire heirs of the Estate of Michael Denis DelaCueva, deceased, Grantor, conveys and warrants to William E Whitney and Sandra L Whitney, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 706.08 feet; thence South 14° 09' 29" West 240.37 feet; thence South 23° 11' 27" West 32.33 feet to a 5/8 inch iron pin on the West bank of Lost River and on the True Point of beginning of this description; thence South 23° 11' 27" West along said West bank 364.37 feet to a 5/8 inch iron pin; thence North 79° 34' 44" West 726.01 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence Northeasterly along said east line on the arc of a curve to the right (central angle=13° 05' 57" and radius=1190 feet) 272.06 feet to a 5/8 inch iron pin; thence South 87° 07' 34" East 732.17 feet to the True Point of Beginning of this description, containing 5.07 acres more or less.

Subject to:

1. The 2012-2013 Taxes, a lien not yet payable.

Consideration \$40,000.00

F.
52.00

APN: **R608033**

Statutory Warranty Deed
- continued

File No.: **7021-1914806 (ALF)**

2. 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Unofficial
Copy

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 18 day of July, 2012.

The Heirs and/or Devisees of the Estate of
Michael Denis DelaCueva, deceased

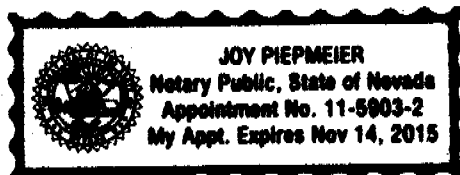
Michael Lee DelaCueva
Michael Lee DelaCueva, Heir

Jennifer McGuire, Heir

STATE OF NV)
County of Washoe) ss.

This instrument was acknowledged before me on this 18 day of July, 2012
by Joy Piepmeyer.

Joy Piepmeyer
Notary Public for Washoe County
My commission expires: 11/14/15



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 19th day of JULY, 2012.

The Heirs and/or Devisees of the Estate of
Michael Denis DelaCueva, deceased

Michael Lee DelaCueva, Heir

Jennifer McGuire

Jennifer McGuire, Heir

STATE OF CONNECTICUT)
)ss.
County of Fairfield)

This instrument was acknowledged before me on this 19 day of July, 2012
by MIRTHAL ZARATE.

Notary Public for _____
My commission expires:

