

2012-009294

Klamath County, Oregon

1st 1887769 SL



After recording return to:
Martin C. Toro and Isabel D. Toro
2212 Kimberly Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Martin C. Toro and Isabel D. Toro
2212 Kimberly Drive
Klamath Falls, OR 97603

File No.: 7021-1887769 (SFK)
Date: May 16, 2012

THIS SPACE R



00123141201200092940030030

08/22/2012 02:26:10 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Gary L. Stewart and Lisa M. Stewart, husband and wife, Grantor, conveys and warrants to **Martin Toro and Isabel Toro, 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:

LOT 1 IN TRACT 1289-FOURTH ADDITION TO EAST HILLS ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM;

A TRACT OF LAND SITUATED IN LOT 1, TRACT 1289, FOURTH ADDITION TO EAST HILLS, A DULY RECORDED SUBDIVISION, IN THE SOUTHEAST 1/4 NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 78 DEGREES 45 MINUTES 22 SECONDS EAST 127.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 78 DEGREES 45 MINUTES 22 SECONDS EAST 230.00 FEET AND CENTRAL ANGLE EQUALS 01 DEGREES 59 MINUTES 34 SECONDS) 8.00 FEET; THENCE SOUTH 76 DEGREES 13 MINUTES 09 SECONDS WEST 125.32 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, THENCE NORTH 21 DEGREES 48 MINUTES 05 SECONDS WEST 16.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF KLAMATH AND STATE OF OREGON.

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.

Consideration \$ 360,000.00

F

APN: **R875514**

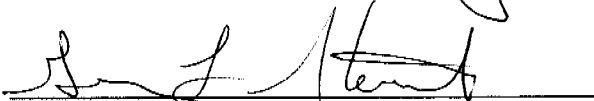
Statutory Warranty Deed
- continued

File No.: **7021-1887769 (SFK)**

The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)

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 20 day of August, 2012.


Gary L. Stewart


Lisa M. Stewart

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of August, 2012
by **Gary L. Stewart and Lisa M. Stewart.**

Notary Public for Oregon

My commission expires:

10/16/2014

