

2012-009697

Klamath County, Oregon

1st 1930874 AF



After recording return to:
Ryan T Bartholomew and Jennifer M
Bartholomew

Until a change is requested all tax
statements shall be sent to the
following address:
Ryan T Bartholomew and Jennifer M
Bartholomew
Same As Above

File No.: 7021-1930874 (ALF)
Date: July 26, 2012

THIS SPACE



00123640201200096970030030

08/31/2012 03:22:21 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

David Cacka and Monica Cacka, husband and wife, Grantor, conveys and warrants to **Ryan T Bartholomew and Jennifer M Bartholomew, 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 portion of the SW1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning 30 feet South and 28.4 feet East of the Northwest corner of SW1/4 NW1/4 Section 15; running thence South 89° 46' East 466.8 feet; thence South 0° 14' West 170 feet to the true point of beginning; thence South 89° 46' East 244.8 feet; thence South 0° 14' West 120.5 feet; thence North 89° 46' West 244.8 feet; thence North 0° 14' East 120.5 feet to the point of beginning.

TOGETHER WITH an easement for existing water line over the Southerly 10 feet of the following described property:

True & Actual Consideration \$ 153,000.00

A tract of land situated in the SW1/4 of NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, more particularly described as follows: Beginning at a point that is 30 feet South and 28.4 feet East of the Northwest corner of the SW1/4 of NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian; thence South 89° 46' East 466.8 feet; thence South 0° 14' West 290.5 feet more or less; thence North 89° 46' West a distance of 305.2 feet to the Easterly right of way line of the Malin Irrigation district low line Canal; thence North 28° 16' West to the point of beginning, in the County of Klamath, State of Oregon.


Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
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 **\$153,000.00**. (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 31 day of August, 2012.


David Cacka


Monica Cacka

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of August, 2012
by **David Cacka and Monica Cacka.**

Notary Public for Oregon
My commission expires: 10-3-14

