

WTC 94783



Evergreen
Land Title Company

After recording return to: (Name, Address, Zip)
Evergreen Land Title Company
1651 Centennial Boulevard, Springfield, OR 97477

Until requested otherwise, send all tax statements to:
CHARLES RYAN KNOLL
2188 Chicago St SE, Albany, OR 97322

GRANTOR:
DONALD J. DUGDALE and CONNIE L DUGDALE
466 Mansfield St, Springfield, OR 97477

GRANTEE:
CHARLES RYAN KNOLL and TERESA THORPE KNOLL
2188 Chicago St SE, Albany, OR 97322

ORDER NO. 12-6786
TAX ACCOUNT NO.
MAP NO.

2012-009892

Klamath County, Oregon



00123873201200098920020028

09/06/2012 03:21:06 PM

Fee: \$42.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

DONALD J. DUGDALE and CONNIE L DUGDALE, as tenants by the entirety, Grantor, conveys and warrants to CHARLES RYAN KNOLL and TERESA THORPE KNOLL, as husband and wife as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$275,000.00. (Here, comply with the requirements of ORS 93.030.)

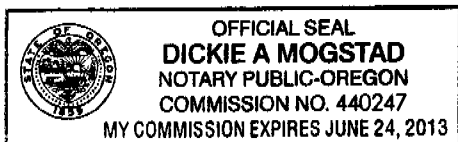
Dated this September 05, 2012

DONALD J. DUGDALE

CONNIE L DUGDALE

State of Oregon
County of Lane

The foregoing instrument was acknowledged before me this 5th day of September, 2012, by DONALD J. DUGDALE and CONNIE L DUGDALE.



Notary Public in and for the State of Oregon
My commission expires: 6/24/13

42 AM

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land located in the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section 18, a distance of 870.00 feet to a 1/2 inch iron rod; thence North 01°03'41" East along a line parallel to the East line of said Section 18, a distance 560.00 feet to a 1/2 inch iron rod at the true point of beginning; thence North 89°08'04" West along a line parallel with the South line of said Section 18, a distance of 455.00 feet to a 1/2 inch iron rod; thence North 01°03'41" East along a line parallel with said East line, 397.15 feet to a 1/2 inch iron rod; thence continuing North 01°03'41" East 25 feet, more or less to the center thread of Crescent Creek; thence Easterly along said center thread, 475 feet more or less to a point on the Westerly right of way of an easement and right of way recorded May 24, 1979 in Volume M79, page 11935, Microfilm Records of Klamath County, Oregon; thence along the arc of a 170.00 foot radius curve to the right 40.00 feet more or less to a 1/2 inch iron rod at the point of tangency; thence South 18°02'08" West along said right of way 171.21 feet to a 1/2 inch iron rod; thence continuing along said right of way along the arc of a 130.00 foot radius curve to the left, 141.41 feet (the chord bears South 13°07'37" East, 134.54 feet to a 1/2 inch iron rod); thence continuing along said right of way along the arc of a 95.68 foot radius curve to the right 75.73 feet, (the chord bears South 21°36'51" East, 73.77 feet to 1/2 inch iron rod); thence South 01°03'41" West along said right of way, 80.75 feet to the true point of beginning.

Parcel 2:

A non-exclusive easement and right of way for ingress and egress to said parcel from Pine Creek Loop, a dedicated street, over a strip of land 60 feet in width, the centerline of which is described as follows:

Commencing at the Southeast corner of said Section 18; thence North 89°08'04" West along the South line of said Section 840.00 feet to the point of beginning for said easement; thence North 01°03'41" East 640.65 feet; thence along the arc of a 125.68 foot radius curve to the left, 99.48 feet (the chord bears North 21°36'51" West, 96.90 feet); thence along the arc of a 100.00 foot radius curve to the right, 108.78 feet, (the chord bears North 13°07'38" West, 103.49 feet); thence North 18°02'08" East, 171.21 feet; thence along the arc of a 200.00 foot radius curve to the left, 61.87 feet, (the chord bears North 9°10'24" East, 61.62 feet); thence North 00°18'40" East, 268.72 feet to the Southerly right of way of Pine Creek Loop Road as shown on the official plat of Tract 1052, CRESCENT PINES. The Southerly terminus of said easement being the South line of said Section 18 and the Northerly terminus being the Southerly right of way said Pine Creek Loop Road.

The above legal description is based upon survey map provided by B.A. Sutton, surveyor, which was based upon Survey No. 2495 and No. 1039, on file in the Klamath County Engineer's Office.