

MT94640 SH



THIS SPAC

2012-009896

Klamath County, Oregon



00123877201200098960030032

09/06/2012 03:22:54 PM

Fee: \$47.00

After recording return to:

KURTIS K. PARKTON

1858 PINE GROVE ROAD

KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

KURTIS K. PARKTON

1858 PINE GROVE ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT94640-SH

Title No. 0094640

SWD r.020212

### STATUTORY WARRANTY DEED

**KRISTINE R. HUSTEAD and DARIUS SHANON ROLLER,**

Grantor(s), hereby convey and warrant to

**KURTIS K. PARKTON and CHRISTINA M. PARKTON, as tenants by the entirety,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$130,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

47AWJ

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 5<sup>th</sup> day of September 2012

Kristine R. Hustead  
KRISTINE R. HUSTEAD

Darius Shanon Roller  
DARIUS SHANON ROLLER

BY Kristine R. Hustead, as his atty in fact  
KRISTINE R. HUSTEAD, AS HIS ATTORNEY IN FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 5, 2012 by KRISTINE R. HUSTEAD, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR DARIUS SHANON ROLLER.



Howard  
(Notary Public for Oregon)

My commission expires 11-18-15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land in the Northeast quarter of the Northwest quarter of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way boundary of the County Road (Pine Grove Road), which point bears South 854.93 feet and West 1281.6 feet from the quarter corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 06' West, along said right of way boundary a distance of 133.6 feet to the true point of beginning; thence continuing South 0 degrees 06' West 25.0 feet, more or less, thence South 89 degrees 30' east a distance of 169.0 feet; thence South 0 degrees 06' East 186.53 feet; thence South 85 degrees 15' East 264.98 feet; thence North 0 degrees 06' East 234.16 feet; thence North 89 degrees 55' west a distance of 433.10 feet to the point of beginning.