

157  
1938677-  
DM5

2012-010345

Klamath County, Oregon



00124448201200103450030035

09/18/2012 11:44:05 AM

Fee: \$47.00



THIS SPACE R

After recording return to:  
Big Wheel's Automotive  
2704 Summers Lane  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Big Wheel's Automotive  
2704 Summers Lane  
Klamath Falls, OR 97603

File No.: 7021-1938677 (DM)  
Date: August 08, 2012

### STATUTORY WARRANTY DEED

**Gary A. Putnam and Laura E. Putnam as tenants by the entirety**, Grantor, conveys and warrants to **Big Wheel's Automotive, an Oregon**, 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:

**All that portion of Tract No. 7 of TOWNSEND TRACTS, lying South of the irrigation ditch as now constructed East and West across said tract, being a parcel of land approximately 50 feet in width and 270.3 feet in length.**

**Tax Acct No: 3909-003DD-00200 Key No: 529707**

**Lot 8 of Townsend Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Acct No: 3909-003DD-00900 Key No: 529770**

**Tract No. 6, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Acct No: 3909-003DA-02100 Key No: 528566**

Consideration \$240,000.00

F.  
47.00

**Lot 7 of TOWNSEND TRACTS, less that portion lying South of the irrigation ditch as now constructed East and West across said Tract, according to the official plat thereof on file in the office of the County Clerk of Klamath County. Oregon.**

**Tax Acct No: 3909-003DA-02200 Kay No: 528575**

**A parcel in the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Western right of way boundary of Summers Lane which is 13.49 feet South of the center line of Grantor's railroad right of way as described in Klamath County Deed Record Book 49 Page 472; said point being North 1,376.38 feet and West 30.0 feet from the Southeast corner of said Section 3; thence running North 58° 31' West, parallel to said railroad right of way center line, a distance of 279.57 feet; thence running South 45.14 feet to the Southern edge of said railroad right of way; thence running South 58° 31' East along said Southern edge a distance of 279.57 feet to the Western right of way boundary of Summers Lane; thence running North 45.14 feet along said Western right of way boundary of Summers Lane to the point of beginning.**

**Tax Acct No: 3909-003DA-02300 Key No. 871906**

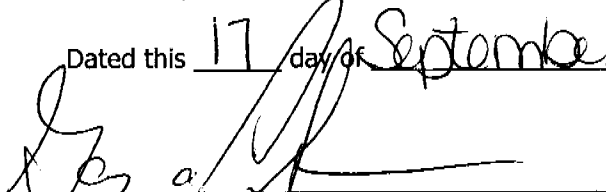
**Subject to:**


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 **\$240,000.00**. (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 17 day of September, 2012.

  
Gary A. Putnam

  
Laura E. Putnam

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 17 day of September, 2012  
by **Gary A. Putnam and Laura E. Putnam**.





Notary Public for Oregon  
My commission expires: Jun. 1, 2013