

1st 2007758 DMS



After recording return to:
Karen L Tuttle
5010 Chilly Valley Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Karen L Tuttle
5010 Chilly Valley Lane
Klamath Falls, OR 97603

File No.: 7021-2007758 (DM)
Date: December 28, 2012

2013-000109
Klamath County, Oregon
01/03/2013 11:26:16 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Toby Freeman and Celia S Freeman, husband and wife, Grantor, conveys and warrants to **Karen L Tuttle as an individual**, 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:

THE S 1/2 OF A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, RECORDED IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET TO A POINT; THENCE SOUTH 00° 00' 23" WEST 155.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.10 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

True Consideration: \$366,000.00

47

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET; THENCE SOUTH 00° 00' 23" WEST 310.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.00 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

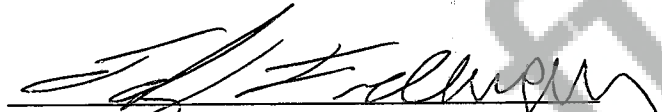
Subject to:


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.

The true consideration for this conveyance is **\$366,000.00**. (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.

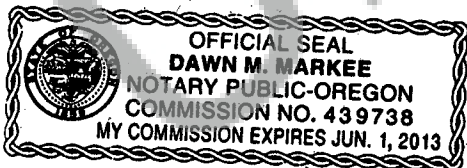
Dated this 31 day of December, 2012.



Toby Freeman


Celia S Freeman

STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of December, 2012
by **Toby Freeman and Celia S Freeman.**




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