

2013-000460

Klamath County, Oregon



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01/14/2013 09:24:32 AM

Fee: \$42.00

GRANTOR  
Linden E. Smith

GRANTEE  
Linden Smith  
Trustee of the Linden E. Smith Marital Trust  
6340 Tingley Lane  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Linden Smith, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Linden Smith, Trustee of the Linden E. Smith Marital Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.


THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money..

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 15th day of January, 2007.

  
Linden E. Smith

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Linden E. Smith and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:   
Notary Public for Oregon



EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of Government Lot 7 and Government Lot 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North of the First Unit Main Drain and South of the 1-K Drain of the Klamath Project, being more particularly described as follows:

Beginning at a point where the Southerly right of way line of the 1-K Drain intersects the East boundary of said Section 20, which point bears South 109.8 feet from the Northeast corner of said Section 20; thence South, along the Section line 541.0 feet, more or less, to the Northerly right of way line of the First Unit Main Drain; thence along said Northerly right of way line of the First Unit Main Drain South 74 degrees 37' West 150 feet; thence on a curve to the right with a 393 foot radius and a distance of 149.7 feet, measured in 50 foot chords; thence North 83 degrees 33' West, 141 feet; thence on a curve to the left with a 371 foot radius and a distance of 286.1 feet, measured in 50 foot chords; thence South 52 degrees 15' West, 400.00 feet; thence South 67 degrees 25' West 321.1 feet, more or less, to a point on the West line of Lot 7 of Section 20; thence North along the West line of Government Lot 7 and Government Lot 13 of Section 20, 1,120.2 feet, more or less, to a point in the Southerly right of way line of the 1-K Drain, which point bears South 10 feet from the Northwestern corner of said Government Lot 13 of Section 20; thence North 89 degrees 55' East, along the Southerly right of way line of said 1-K Drain, 631.0 feet; thence on a curve to the right with a 563 foot radius and a distance of 86.9 feet; thence South 81 degrees 04' East 606.7 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING 30 feet off the East side of the NE1/4 NE1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING the following:

A tract of land situated in Government Lots 7 and Government 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of the 1K Drain and the Westerly right of way line of the Old Midland Highway; thence Northwesterly along the Southerly right of way line of the 1K Drain, 680 feet; thence continuing Westerly along said drain 700 feet; thence South 400 feet; thence East to a point that is South, 350 feet from the point of beginning and located on the Westerly right of way line of said highway; thence North along said highway 350 feet to the point of beginning.

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