

18+2175824-LW



After recording return to:
Fred R Conklin
12859 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Fred R Conklin
12859 Hwy 66
Klamath Falls, OR 97601

File No.: 7021-2175824 (LW)
Date: November 06, 2013

2013-013039
Klamath County, Oregon
11/22/2013 11:18:09 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dwayne D Walden and Margaret R. Brown who acquired title as Margaret R. Walden, Grantor, conveys and warrants to **Fred R Conklin**, 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:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF THAT REAL PROPERTY DESCRIBED IN VOLUME 259, PAGE 658, DEED RECORDS OF KLAMATH COUNTY, OREGON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT A STEEL STAKE SET IN A MOUND OF STONE, WHICH STAKE MARKS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 89° 19.9' WEST 368 FEET TO A FENCE CORNER; THENCE SOUTH 6° 21' EAST 2571.58 FEET TO A STEEL STAKE SET IN A FENCE LINE, WHICH STEEL STAKE IS THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 74° 20.9' EAST 665.09 FEET TO A STEEL STAKE; THENCE SOUTH 4° 11.3' EAST 317.41 FEET TO A STEEL STAKE; THENCE SOUTH 70° 51.4' WEST 660.79 FEET (PREVIOUSLY CALLED SOUTH 70° 45' 55" WEST 660.53 FEET) TO A STEEL STAKE SET IN A FENCE LINE; THENCE NORTH 6° 21' WEST 356 FEET ALONG A WELL ESTABLISHED FENCE LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS ACROSS A 60 FOOT STRIP OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Consideration \$ 107,500.00

F.
52.00

STARTING AT A STEEL STAKE WHICH MARKS THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 4° 11.3' EAST 317.41 FEET ALONG THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL TO AN IRON PIN; THENCE SOUTH 4° 11.3' EAST 546.30 FEET TO A STEEL STAKE LYING ON THE NORTHERLY RIGHT OF WAY LINE OF OREGON HIGHWAY 66 AS CONSTRUCTED; THENCE NORTH 72° 56.4' EAST 30.77 FEET ALONG SAID RIGHT OF WAY LINE TO A STEEL STAKE; THENCE NORTH 4° 11.3' WEST 862.06 FEET TO A STEEL STAKE; THENCE SOUTH 74° 20.9' WEST 30.61 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

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 **\$107,500.00**. (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 21 day of November, 2013.

Dwayne D Walden
Dwayne D Walden

Margaret R. Brown
Margaret R. Brown

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of November, 2013
by **Dwayne D Walden and Margaret R. Brown**.

Lynda West

Notary Public for Oregon
My commission expires: 2-10-17

