

157 218 7179-LW



After recording return to:
Scott R Cullen
1731 Lakeshore Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Scott R Cullen
1731 Lakeshore Dr
Klamath Falls, OR 97601

File No.: 7021-2187179 (LW)
Date: January 06, 2014

THIS SPACE RESERVED FOR RECORD

2014-000244

Klamath County, Oregon

01/10/2014 12:16:56 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Deborah L. Rodgers who acquired title as Deborah L. Cullen, Grantor, conveys and warrants to **Scott R Cullen**, 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:

PARCEL ONE:

Beginning at a point on the North line of the SW1/4 of the NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian which is 275 feet West along the North line of the SW1/4 of the NW1/4 of Section 25 Township 38 South Range 8 East of the Willamette Meridian, from it's intersection with the Southerly boundary of the Rock Creek Road; thence East 125 feet along the North line of the SW1/4 of the NW1/4 of the said Section 25; thence Northerly and Easterly in a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 feet Northerly and Westerly from its intersection with the said North line of the SW1/4 of the NW1/4 of the said Section 25; thence Northerly and Westerly along the Southerly boundary of the Rock Creek Road 125 feet; thence Southerly and Westerly in a straight line to the point of beginning, all a part of the NW1/4 of the NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO:

A portion of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Consideration \$0.00

F.
57.00

Beginning at a point which bears West a distance of 277.3 feet and North 14° 07' East a distance of 77.4 feet from the intersection of the South line of said NW1/4 NW1/4 with the Southwesterly boundary line of the Rock Creek Road (Lakeshore Drive); thence continuing North 14° 07' East a distance of 87.9 feet more or less to a point on the Southerly boundary of said Rock Creek Road (Lakeshore Drive); thence Southeasterly along the Southerly line of said Rock Creek Road to the Northwest corner of that certain parcel conveyed by Vera Pearson Dyrud et vir to Vivian E. Owens et vir by deed recorded in Volume 193 Page 305, deed records of Klamath County, Oregon; thence Southwesterly along the Westerly line of said parcel to a point which is South 58° 02" East of the point of beginning. Thence North 58° 02" West to the point of beginning.

PARCEL THREE:

A tract of land situated in the NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more described as follows:

Beginning at a point from which the N1/16th corner common to Sections 25 and 26 bears South 14° 32' 00" West 145.3 feet and West 1117.39 feet, said point being the Southwest corner of that tract of land described in deed Volume M96 Page 8821, of the Klamath County deed records; thence, along the adjusted line of "property line adjustment 14-00", North 13° 15' 44" West 68.36 feet and North 35° 00' 00" East 41.26 feet to a point on the Southerly right of way line of Lakeshore Drive (Rock Creek Road); thence South 55° 38' 00" East, along the said Southerly right of way line, 31.03 feet to the Northwest corner of said deed Volume M96 Page 8821; thence, along the boundary of said deed Volume M96 Page 8821, South 55° 38' 00" East 112.41 feet, South 14° 07' 00" West 87.54 feet and North 58° 02' 00" West 123.91 feet to the point of beginning, containing 12,475 square feet more or less, with bearings based on record of Survey 6542 on file at the office of the Klamath County Surveyor.

SUBJECT TO: An easement for ingress and egress through Parcel Two for the benefit of that certain parcel deeded to Richard E. Cullen and Marlene Sue Cullen, husband and wife, by deed Volume M89 Page 10995, records of Klamath County, Oregon.

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 **\$Transfer of Title**. (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 6 day of JANUARY, 2014.

Deborah L. Rodgers
Deborah L. Rodgers

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6 day of JANUARY, 2013
by as of , on behalf of the .

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

