



2008-010335
Klamath County, Oregon



After recording return to:
David Reid
P.O. Box 199
Prospect, OR 97536

07/18/2008 11:40:40 AM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent
to the following address:
David Reid
P.O. Box 199
Prospect, OR 97536

STATUTORY WARRANTY DEED

Jeffrey K. Hagy, Grantor, conveys and warrants to David Reid and Laure Reid, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

Tax Account No. 3313-02200-01400-000

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$10,000.00

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. 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.

Dated 16 day of July, 2008

Jeffrey K. Hagy

STATE OF OREGON

COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 16 day of July, 2008 by Jeffrey K. Hagy

Notary Public State of Oregon
My commission expires: 11-19-10

Order No. 42g0422984



Exhibit "A" with Exceptions

That portion of Lot 2, Block 17 situated South and West of a point South 01° 36' 38" West 900 feet and East 425.30 feet from the Northwest corner of said Lot 2, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, also described as Lot 2D, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
2. *Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
3. *Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.*
4. *Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.*
5. *Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Unpatented mining claims whether or not shown by the public records.*
7. Taxes for the fiscal year 2008-2009, a lien not yet due and payable.
Account No: 3313-02200-01400-000 Key No: 176785
Code No: 008
8. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
10. Subject to the terms and provisions contained in Deed of Tribal Property including but not limited to reservations of the United States, as follows:
Recorded: July 20, 1959
Volume: 314, page 291, Deed Records of Klamath County, Oregon
11. Reservation of Mineral Rights, subject to the terms and provisions thereof;
Recorded: November 23, 1962
Volume: 341, page 478, Deed Records of Klamath County, Oregon
12. Reservations and restrictions as contained in Plat Dedication, to wit:
"said plat being subject to a 50 foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."