

UTC 809916-LW

THIS SPACE

2010-002148

Klamath County, Oregon



02/10/2010 11:34:26 AM

Fee: \$37.00

After recording return to:
J&W FARMS PARTNERSHIP
P.O. BOX 830
MERRILL, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:

J&W FARMS PARTNERSHIP
P.O. BOX 830
MERRILL, OR 97633

Escrow No. MT86996-LW
Title No. 0086996
SWD r.012910

STATUTORY WARRANTY DEED

LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT, as tenants by the entirety, Grantor(s) hereby convey and warrant to **J&W FARMS PARTNERSHIP**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 21-02, situated in the S1/2 NE1/4 and N1/2 SE1/4 of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$390,263.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8 day of February, 2010

Leslie E. Northcutt
LESLIE E. NORTHCUTT

Norma V. Northcutt
NORMA V. NORTHCUTT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 8, 2010 by LESLIE E. NORTHCUTT and NORMA V. NORTHCUTT.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

37Amt