



THIS SPACE

2010-014283

Klamath County, Oregon



00094174201000142830020024

12/16/2010 03:40:56 PM

Fee: \$42.00

After recording return to:

RANDALL T. KIZER

P. O. Box 512

Fort Klamath, OR 97626

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

RANDALL T. KIZER

P. O. Box 512

Fort Klamath, OR 97626

Escrow No. MT88947-DS

Title No. 0088947

SWD-EM r.012910

STATUTORY WARRANTY DEED

RANDY KIZER, SUCCESSOR TRUSTEE OF THE MAXINE L. KIZER LIVING TRUST, U/D/D JANUARY 24, 1990, Grantor(s) hereby convey and warrant to **RANDALL T. KIZER and JEANIE M. KIZER**, as tenants by the entirety, 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:

All that real property situated in the County of Klamath, State of Oregon, described as:

The SW1/4 NE1/4 and all of the NW1/4 and Government Lots 1 and 2 of Section 34, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon.

Excepting that portion of the SW1/4 NE1/4 and Government Lot 2 of said section which lies South of the County Road, as described in Volume 143, page 542, Deed Records of Klamath County.

Also excepting that portion of the above described property conveyed to Klamath County, Oregon for road, by Deed recorded December 31, 1941 in Volume 143, page 544, Deed Records of Klamath County.

Also saving and excepting that portion of the above described property beginning at a point 200 feet East of the Northeast corner of the NW1/4 NW1/4 of Section 34, Township 33 South, Range 7 1/2 East, Willamette Meridian, Klamath County, Oregon; thence South 28 rods; thence East 28 rods; thence North 28 rods; thence West 28 rods to the place of beginning.

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 **\$400,000.00**.

42AWJ

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 15th day of Dec, 2010.

THE MAXINE L. KIZER LIVING TRUST, U/D/D JANUARY 24, 1990

BY: Randy Kizer, Successor Trustee
RANDY KIZER, SUCCESSOR TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-15-, 2010 by RANDY KIZER, SUCCESSOR TRUSTEE OF THE MAXINE L. KIZER LIVING TRUST, U/D/D JANUARY 24, 1990.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

