

1st 1630960

2010-014463

Klamath County, Oregon



After recording return to:
Sterling Becklin and Amber Becklin
3560 Rogue River Hwy
Grants Pass, OR 97527

Until a change is requested all tax statements
shall be sent to the following address:
Sterling Becklin and Amber Becklin
3560 Rogue River Hwy
Grants Pass, OR 97527

File No.: 7021-1630960 (TM)
Date: October 04, 2010

THIS SPACE



00094392201000144630030035

12/21/2010 02:57:16 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Matthew Merkley and Shawn Merkley as tenants by the entirety, Grantor, conveys and warrants to **Sterling Becklin and Amber Becklin, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$900,000.00**. (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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 20 day of December, 2010.

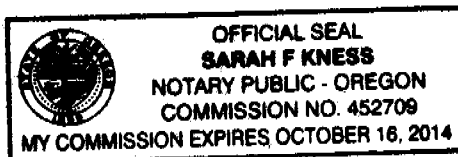
Matthew Merkley
Matthew Merkley

Shawn Merkley
Shawn Merkley

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of December, 2010
by **Matthew Merkley and Shawn Merkley.**

Sarah F. Kness



Notary Public for Oregon

My commission expires: 10/16/2014

APN: **R115226**

Statutory Warranty Deed
- continued

File No.: **7021-1630960 (TM)**
Date: **10/04/2010**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 45-03 situated in the S1/2 Section 31, Township 39 South Range 13 East of the Willamette Meridian and in Section 6, Township 40 South Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the North Canal right of way as described in Deed Volume 63 on Page 614 and 615, and Deed Volume 69 Page 289 and 290, and the Wilkerson Canal right of way as described in Volume 69 Page 290 and Deed Volume 69 Page 607, as recorded at the Klamath County Clerks office.

ALSO EXCEPTING that portion lying within the County Road right of ways for East Langell Valley Road and Gerber Road.