

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Janet Martin

2011-001934

Klamath County, Oregon



00097080201100019340020022

SPACE RESER

FOR

02/16/2011 03:02:15 PM

Fee: \$42.00

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Grantor's Name and Address

Joni Leaf

Jennifer Peel

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Joni Leaf and Jennifer Peel
29615 Runnels Ln Klamath Falls
OREGON 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Janet Martin

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joni Leaf
with rights of Survivorship

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on Feb 14 - 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Janet Martin

STATE OF IOWA, County of Pottawamie ss.

This instrument was acknowledged before me on 2-14-11 by Janet Martin

This instrument was acknowledged before me on _____ by _____ as _____ of _____

Notary Public for Iowa

My commission expires



F

EXHIBIT A

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

PARCEL 1: BEGINNING AT A POINT WHICH IS EAST 150 FEET ALONG THE EAST-WEST CENTER SECTION LINE AND SOUTH PARALLEL TO THE NORTH-SOUTH CENTER SECTION LINE A DISTANCE OF 605 FEET FROM THE CENTER OF SECTION 10 TOWNSHIP 36 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN; THENCE EAST PARALLEL TO SAID EAST-WEST CENTER SECTION LINE A DISTANCE OF 100 FEET TO A POINT; THENCE NORTH PARALLEL TO SAID NORTH-SOUTH CENTER SECTION LINE A DISTANCE OF 90 FEET TO A POINT; THENCE WEST PARALLEL TO SAID EAST-WEST CENTER LINE A DISTANCE OF 100 FEET TO A POINT WHICH IS 150 FEET EAST FROM SAID NORTH-SOUTH CENTER LINE; THENCE SOUTHERLY, PARALLEL TO AND 150 FEET EASTERLY FROM SAID NORTH-SOUTH CENTER LINE A DISTANCE OF 90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2: BEGINNING AT A POINT WHICH IS 150 FEET EAST ALONG THE EAST-WEST CENTER SECTION LINE AND SOUTH PARALLEL TO THE NORTH-SOUTH CENTER SECTION LINE A DISTANCE OF 605 FEET FROM THE CENTER OF SECTION 10 TOWNSHIP 36 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN; THENCE CONTINUING SOUTH PARALLEL TO SAID NORTH-SOUTH CENTER LINE A DISTANCE OF 25 FEET; THENCE EAST PARALLEL TO SAID EAST-WEST CENTER LINE A DISTANCE OF 200 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A PRIVATE CANAL; THENCE NORTH-WESTERLY ALONG SAID CANAL RIGHT OF WAY LINE TO A POINT WHICH IS EASTERLY PARALLEL TO THE EAST-WEST CENTER LINE FROM THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN DEED VOLUME M70 PAGE 11390, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE WEST PARALLEL TO SAID EAST-WEST CENTERLINE TO SAID NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING.