

1st 1687115

2011-003882

Klamath County, Oregon



After recording return to:
Bates Family Trust 2007
35680 HWY 41
Coarsegold, CA 93614

Until a change is requested all tax statements
shall be sent to the following address:
Bates Family Trust 2007
35680 HWY 41
Coarsegold, CA 93614

File No.: 7021-1687115 (ALF)
Date: February 17, 2011

THIS SPACE F



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03/22/2011 02:51:18 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

The Dale W. Ring Revocable Living Trust as to an undivided 1/2 interest and The Virginia I. Ring Revocable Living Trust as to an undivided 1/2 interest, Grantor, conveys and warrants to Steven V Bates and Christina M Bates Trustees of the Bates Family Trust 2007, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

That part of the NE1/4 of the SW1/4 that lies North of the Sprague River Highway, in Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion described as follows:

Beginning at the C-W 1/16 corner of said Section 35; thence North 89° 11' 19" East along the North line of the NE1/4 of the SW1/4 of said Section 35 a distance of 191.97 feet; thence leaving said line, South 09° 34' 41" West 158.58 feet; thence South 29° 15' 22" West 88.68 feet to a point on the Northeasterly right of way line of Sprague River Road; thence North 64° 53' 27" West, along said Northeasterly right of way line, 135.00 feet to a point on the West line of the NE1/4 of the SW1/4 of Section 35; thence North 00° 00' 19" East 173.73 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the Sprague River Road right of way.

TOGETHER WITH an easement for ingress and egress as shown on easement recorded May 21, 1997 in Volume M97 Page 15600, records of Klamath County, Oregon.

Subject to:

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APN: **R206878**

Statutory Warranty Deed
- continued

File No.: **7021-1687115 (ALF)**
Date: **02/17/2011**

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 **\$68,000.00**. (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 17 day of March, 2011.

The Dale W. Ring Revocable Living Trust

Dale W. Ring Trustee
Dale W Ring, Trustee

Virginia I. Ring Trustee
Virginia I Ring, Trustee

The Virginia I. Ring Revocable Living Trust

Dale W. Ring Trustee
Dale W Ring, Trustee

Virginia I. Ring Trustee
Virginia I Ring, Trustee

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of March, 2011
by Dale W. Ring and Virginia I. Ring as Trustees of the Dale W. Ring Revocable Living Trust and as Trustees of the Virginia I. Ring Revocable Living Trust

Notary Public for Oregon
My commission expires: 3/31/14

