

1st 1739817

2011-08765

Klamath County, Oregon



THI



00105285201100087650030034

07/29/2011 10:07:14 AM

Fee: \$47.00

After recording return to:
Rebecca McDougal

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

File No.: 7021-1739817 (ALF)
Date: July 26, 2011

STATUTORY WARRANTY DEED

Craig Burton Robinette and Terri Robinette and Pepper Robinette and Bonnie Robinette, Grantor, conveys and warrants to **Rebecca McDougal and Megan McDougal, not as tenants in common but with full rights of survivorship**, 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:

See attached legal description as Exhibit "A"

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.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$188,092.39**. (Here comply with requirements of ORS 93.030)

F


APN:

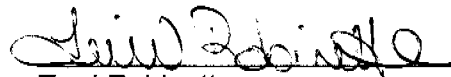
Statutory Warranty Deed
- continued

File No.: 7021-1739817 (ALF)

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 27 day of July, 2011.


Craig Burton Robinette


Terri Robinette


Pepper Robinette


Bonnie Robinette

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of July, 2011
by **Craig Burton Robinette and Terri Robinette and Pepper Robinette and Bonnie Robinette.**



Notary Public for Oregon
My commission expires: 12-3-14

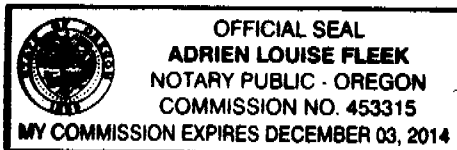


EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1: Beginning at the Northwest corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the Section line 509.5 feet; thence South 40 feet to the South line of the Highway for the true point of beginning, being the Northwest corner of the property herein described; thence East along the South line of said Highway a distance of 143 feet; thence South 120 feet, more or less, to Lost River, thence unstream along Lost River to a point South of the true point of beginning; thence North 145 feet, more or less, to the point of beginning, being a part of Lot 2 of Section 12 aforesaid.

Parcel 2: Beginning at the Northwest corner of Section 12, Township 41 South, Range 10 East of the Willamette Meridian; thence East along the Section line 388.5 feet; thence South 40 feet to the South line of the Highway for the true point of beginning, being the Northwest corner of the property herein described; thence East along the South line of said Highway a distance of 121 feet; thence South to Lost River; thence upstream along Lost River to a point South of the true point of beginning; thence North to the point of beginning, being a part of Lot 2 of Section 12 aforesaid.