

MTC 91010-KR

After recording, return to:

Jeremy Murphy
1606 Kane Street
Klamath Falls, Oregon 97603

2011-009358

Klamath County, Oregon



00106037201100093580040043

08/12/2011 03:19:02 PM

Fee: \$52.00

Until further notice, mail tax statements to:

Jeremy Murphy
1606 Kane Street
Klamath Falls, Oregon 97603

WARRANTY DEED

Thomas L. Ferguson, in his capacity as Claiming Successor of the Small Estate of Stanley Arthur Ferguson, and as Heir and Devisee to Stanley Arthur Ferguson, and LouAnn Tacchini and Karen S. Johnson, as Heirs and Devisees to Stanley Arthur Ferguson, together as Grantors, convey and warrant to Jeremy Murphy, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

**The S1/2 of Tract 36 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING the East 5 feet thereof conveyed to Klamath County for road purposes.**

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.

The true consideration for this conveyance is \$79,000.

This instrument is executed in counterpart on the dates subscribed hereto.

52 AMT

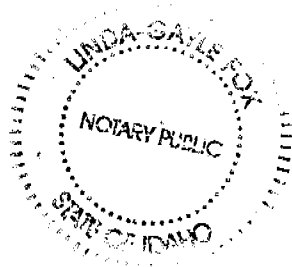
Dated this 10th day of August, 2011.

Thomas L. Ferguson, Claiming Successor
Thomas L. Ferguson, Claiming Successor of
the Small Estate of Stanley Arthur Ferguson

Thomas L. Ferguson, Heir and devisee to Stanley
Thomas L. Ferguson, Heir and Devisee to Arthur
Stanley Arthur Ferguson Ferguson

STATE OF Idaho)
County of Payette) ss.

SUBSCRIBED AND ACKNOWLEDGED before me this 10th day of August, 2011, by Thomas L. Ferguson, who personally appeared.



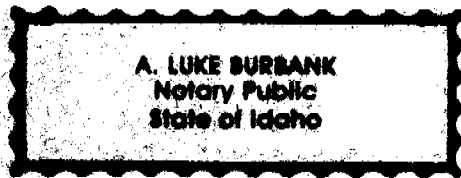
Linda Gayle Fox
Notary Public
My commission expires 2/21/14
Residing at Parma, Idaho

Dated this 10th day of August, 2011.

Karen S. Johnson
Karen S. Johnson, Heir and Devisee to
Stanley Arthur Ferguson

STATE OF IDAHO)
) ss.
County of OWYHEE)

SUBSCRIBED AND ACKNOWLEDGED before me this 10th day of August, 2011, by Karen S. Johnson, who personally appeared.



A. Luke Burbank
Notary Public
My commission expires: 10.25.2013

Dated this 9th day of August, 2011.

LouAnn Tacchini
LouAnn Tacchini, Heir and Devisee to
Stanley Arthur Ferguson

STATE OF Oregon)
) ss.
County of Benton)

SUBSCRIBED AND ACKNOWLEDGED before me this 9th day of August, 2011, by LouAnn Tacchini, who personally appeared.



L. Harkless
Notary Public
My commission expires: 1/5/12