

1st 1736454

2011-009772

Klamath County, Oregon



00106570201100097720030031

RECORDING REQUESTED BY:

08/26/2011 02:43:27 PM

Fee: \$47.00

GRANTOR'S NAME:

Wasser & Winters Company, a Washington corporation

GRANTEE'S NAME:

E. Gary Weathers and Robin L. Weathers

SEND TAX STATEMENTS TO:

E. Gary Weathers and Robin L. Weathers

AFTER RECORDING RETURN TO:

E. Gary Weathers and Robin L. Weathers

Escrow No: 470311014122A-TTJA37

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wasser & Winters Company, a Washington corporation, Grantor, conveys and warrants to

E. Gary Weathers and Robin L. Weathers, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Legal

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$44,642.40. (See ORS 93.030)

DATED: 8/24/11

470311014122A-TTJA37
Deed (Warranty-Statutory)

F

Wasser & Winters Company, a Washington corporation

BY: Jess Winters
as President

State of ~~OREGON~~ WASHINGTON

COUNTY of Cowlitz

This instrument was acknowledged before me on August 24, 2011

by Jess Winters as President of Wasser & Winters Company, a Washington corporation.

Marshall L. Gallow
Notary Public - State of ~~Oregon~~ Washington
My commission expires: 4/30/2015



Exhibit 'A'
THE SOUTH HALF OF THE NORTHEAST ONE QUARTER AND THE SOUTHEAST ONE QUARTER OF
THE NORTHWEST ONE QUARTER, SECTION 4, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION WITHIN CLOVER CREEK ROAD.