

WTC 91199-DS

THIS SPACE

2011-010825  
Klamath County, Oregon



09/27/2011 03:35:38 PM

Fee: \$47.00

After recording return to:  
RUSSELL D. FAULKNER

P. O. Box 177

Chiloquin, OR 97624

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

RUSSELL D. FAULKNER

P. O. Box 177

Chiloquin, OR 97624

Escrow No. MT91199-DS

Title No. 0091199

SWD r.042611

### STATUTORY WARRANTY DEED

**PAUL SEIFERT and DONNA SEIFERT, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**RUSSELL D. FAULKNER,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

PLEASE SEE ATTACHED EXHIBIT 'A'

The true and actual consideration for this conveyance is **\$144,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

47AWO

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.

Dated this 26 day of September 2011

Paul Seifert  
PAUL SEIFERT

Donna Seifert  
DONNA SEIFERT

State of Arizona

County of Maricopa

This instrument was acknowledged before me on September 26, 2011 by PAUL SEIFERT and DONNA SEIFERT.

David Dang  
(Notary Public for Oregon)

My commission expires Jan 30, 2013

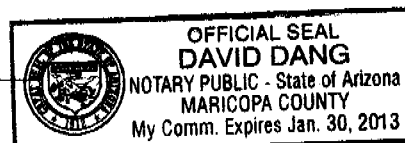


EXHIBIT 'A'  
LEGAL DESCRIPTION

A parcel of land located in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap monument marking the Southeast corner of the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian; thence, North 0° 47' 32" East 350.00 feet along the Easterly line of said SW1/4 NE1/4; thence, South 89° 04' 10" West 405.68 feet to the True Point of Beginning for this parcel; thence, South 0° 42' 21" East 284.48 feet; thence, North 88° 07' 42" West 300.30 feet; thence North 0° 42' 21" West 269.80 feet; thence, North 89° 04' 10" East 300.00 feet to the True Point of Beginning; being subject to a 15.00 foot-wide road easement along the Southerly 15.00 feet of the above described parcel.

Also described as Parcel No. 1 of Minor Partition No. 25-89 being situate in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the office of the Klamath County Surveyor on October 13, 1989.