

1st 1743924

2011-011126
Klamath County, Oregon



After recording return to:
Brent A Cheyne
13411 Spring Lake Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Brent A Cheyne
13411 Spring Lake Road
Klamath Falls, OR 97603

File No.: 7021-1743924 (ALF)
Date: August 05, 2011

THIS SPACE R



10/05/2011 03:31:40 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Richard Fairclo, Successor Trustee of the Paul H. Fairclo Trust, dated March 3, 2009, Grantor, conveys and warrants to **Brent A Cheyne**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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. Taxes for fiscal year 2011-2012 a lien due, but not yet payable.

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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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 4 day of October, 2011.

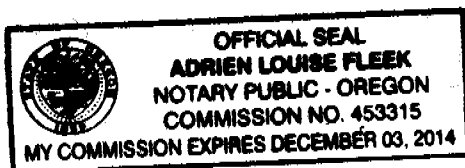
Richard Fairclo, Successor Trustee of the
Paul H. Fairclo Trust dated march 3, 2009

Richard Fairclo, Trustee
Richard Fairclo, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of October, 2011
by as of Richard Fairclo, Successor Trustee of the Paul H. Fairclo Trust dated march 3, 2009, on behalf
of the .

Adrien Louise Fleek



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

EXHIBIT A

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

Beginning at a point on the East boundary of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, which lies South along said line a distance of 1909.6 feet from the Northeast corner of said Section 24; thence South 89° 28' 50" West a distance of 742 feet; thence South 89° 27' 20" West 797.5 feet; thence South 89° 05' 40" West to a point on the West line of the Northeast quarter of said Section 24; thence South along said West line to the Southwest corner of said Northeast Quarter; thence East along the South line of said Northeast quarter to the Southeast corner thereof; thence North along the East line of said Northeast quarter to the point of beginning.

SAVE AND EXCEPT that portion of the above property lying within the boundaries of State Highway No. 39.