



THIS SPACE

2011-011808
Klamath County, Oregon



10/21/2011 02:37:35 PM

Fee: \$42.00

After recording return to:

KENDRA M. CUNDIFF
2635 AUTUMN AVENUE
KLAMATH FALLS, OR 97601

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

KENDRA M. CUNDIFF
2635 AUTUMN AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT91312-SH

Title No. 0091312

SWD1 r.041111

STATUTORY WARRANTY DEED

RONALD WAYNE MCLAUGHLIN AND SANDRA KAY MCLAUGHLIN, AS TRUSTEES OF THE
RONALD AND SANDRA MCLAUGHLIN LIVING TRUST,

Grantor(s), hereby convey and warrant to

KENDRA M. CUNDIFF,

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 **\$220,000.00**.

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:

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 20 day of October 2011.

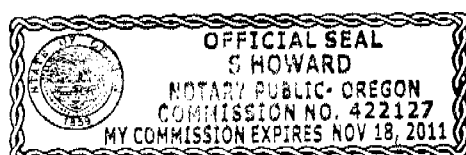
THE RONALD AND SANDRA MCLAUGHLIN LIVING
TRUST

BY: Ronald Wayne McLaughlin Trustee
RONALD WAYNE MCLAUGHLIN, TRUSTEE

BY: Sandra Kay McLaughlin Trustee
SANDRA KAY MCLAUGHLIN, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 20, 2011 by RONALD WAYNE MCLAUGHLIN AND
SANDRA KAY MCLAUGHLIN, AS TRUSTEES OF THE RONALD AND SANDRA MCLAUGHLIN LIVING TRUST.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

421910

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at intersection of section line common to Sections 5 and 6 and South line of Lewis Lane (Autumn) from which an automobile axle marks 1/4 corner common to Sections 5 and 6 bears North 00° 06' East, 185.70 feet; thence North 89° 17' East 476.34 feet along the Southerly line of Lewis Lane to an iron pin; thence South 00° 18' East 494.45 feet to an iron pin; thence South 89° 29' West 479.77 feet to a point on section line common to Sections 5 and 6; thence North 00° 06' East, 492.81 feet along said section line to point of beginning.

PARCEL 2:

A parcel of land situate in the NW 1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1 inch iron pin marking the South 1/16 corner of Sections 5 and 6 from which an iron axle marking the 1/4 corner of Sections 5 and 6 bears North 00° 08' East 1351.25 feet (Record: North 00° 06' East 1351.68 feet); thence North 00° 08' East 412.52 feet along the Section line common to Sections 5 and 6 to the true point of beginning; thence North 89° 42' East 484.01 feet to a 5/8 inch iron pin on the West line of Lot 6 of Tract 1191, SAGE ACRES; thence North 00° 44' 41" West along said West line 262.12 feet, more or less, to the Northwest corner of said Lot 6; thence South 89° 29' West 479.77 feet to a point on the Section line common to Section 5 and 6; thence South 00° 08' West 262 feet, more or less to the point of beginning.