

WTC 91758



THIS SPACE

2011-012035

Klamath County, Oregon



00109286201100120350040044

10/27/2011 11:33:36 AM

Fee: \$52.00

After recording return to:

John P. Davis

530 Holiday Lane

Chemault, OR 97731

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

John P. Davis

530 Holiday Lane

Chemault, OR 97731

Escrow No. SR135451TI

Title No. 0091758

SWD r.042611

---

### STATUTORY WARRANTY DEED

**Gregory M. Kackstetter,**

Grantor(s), hereby convey and warrant to

**John P. Davis and Dorothy C. Smith, not as tenants in common, but with the right of survivorship,**

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:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-019A0-02600-000

Key No. 88292


The true and actual consideration for this conveyance is **\$76,500.00.**

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:

52PMT

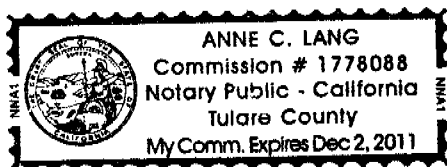
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 25 day of October, 2011.

  
Gregory M. Kackstetter

State of Oregon  
County of Klamath

This instrument was acknowledged before me on October 25, 2011 by Gregory M. Kackstetter.



  
(Notary Public for Oregon)

My commission expires DEC 02, 2011

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

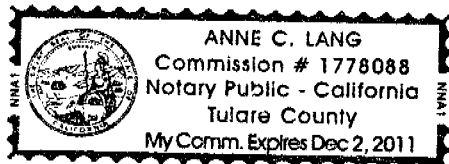
State of California

County of TULARE

On OCT 25, 2011 before me, ANNE C. LANG Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared GREGORY M. KAKSTETTER  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: TRUST DEED

Document Date: 10/25/11 Number of Pages: THREE

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

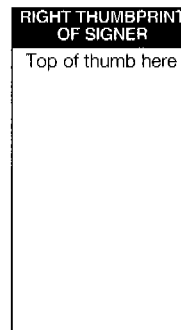
☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

A portion of land in the E1/2 of the NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and shown as Parcel No. 2 on Map of Survey No. 1343, filed in the office of the Klamath County Surveyor, described as follows:

Beginning at the Southwest corner of the North Beaver Marsh Addition to Beaver Marsh, Oregon, which point is marked by a 1 inch iron pipe; thence South  $73^{\circ} 04' 30''$  East along the South line of said North Beaver Marsh Addition 537.75 feet to a 1/2 inch iron pipe and the true point of beginning; thence continuing along said South line South  $73^{\circ} 04' 30''$  East 465.80 feet to a 3/4 inch iron pipe; thence South  $16^{\circ} 59'$  West 468.00 feet to a 5/8 inch iron pin; thence North  $73^{\circ} 04' 30''$  West 465.80 feet to a 5/8 inch iron pin; thence North  $16^{\circ} 59'$  East 468.00 feet to the True Point of Beginning.