

MTC 91965



THIS SPACE

2011-013412

Klamath County, Oregon



00110918201100134120030031

12/02/2011 03:07:21 PM

Fee: \$47.00

After recording return to:

Edward W. Irons

14735 E. Juniper Ave

Lockeford, CA 95237-9500

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

Edward W. Irons

14735 E. Juniper Ave

Lockeford, CA 95237-9500

Escrow No. SR135718L1

Title No. 0091965

SWD r.042611

STATUTORY WARRANTY DEED

Edwin D. Jarman and Kay F. Jarman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Edward W. Irons and Janet K. Irons, as tenants by the entirety,

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:

Lot 2, BLOCK 1, OLD HOWARD RANCH ESTATES, TRACT NO. 1048, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

See Exhibit A

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

135357

2310-003C0-01200-000

The true and actual consideration for this conveyance is **\$168,000.00**.

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:

47711

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 28th day of 2011 NOV.

Edwin D. Jarman
Edwin D. Jarman

Kay F. Jarman
Kay F. Jarman

State of Oregon
County of Marion

This instrument was acknowledged before me on November 28, 2011 by Edwin D. Jarman and Kay F. Jarman.

Sandee Lynne Breshears
(Notary Public for Oregon)

My commission expires 4/28/13

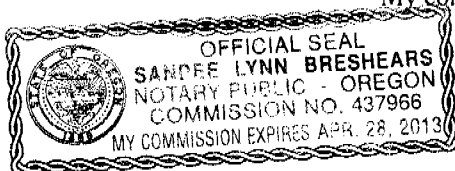


Exhibit A

EXCEPTING AND RESERVING UNTO GRANTOR all right, title and interest in and to all water rights appurtenant to the real property. The reserved water rights include the rights described in State of Oregon Certificate of Water Right No.86022 as follows:

Water Right Certificate: 86022

Type of Use: Irrigation

Priority Date: 1897, as to 2.6 Acres AND April 30, 1902, as to 2.0 Acres

Place of Use: T23S, R10E, SE SW, Tax Lot 1200