

1st 1806344-AF



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Sharon L Snow
1129 Patterson Street
Klamath Falls, OR 97603

Grantor Address:
Terry Neil Brumble
c/o First American Title
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1806344 (ALF)
Date: January 04, 2012

2012-000227

Klamath County, Oregon



00112338201200002270040042

01/10/2012 03:15:20 PM

Fee: \$52.00

THIS SPACE

STATUTORY WARRANTY DEED

Terry Neil Brumble and Charles Glenn Brumble, Grantor, conveys and warrants to **Sharon L Snow and Ann F Reed**, not as tenants in common but with full rights of survivorship, 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.

The true consideration for this conveyance is **\$96,000.00**. (Here comply with requirements of ORS 93.030)

f

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 9 day of January, 2012.

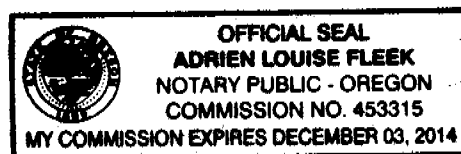
Terry Neil Brumble

Charles Glenn Brumble
Charles Glenn Brumble

STATE OF Oregon)
County of Clatsop)ss.
)

This instrument was acknowledged before me on this 9 day of January, 2012
by Charles Glenn Brumble

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



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.

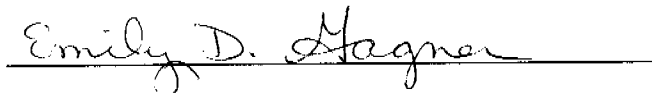
Dated this 10 day of January, 2012.

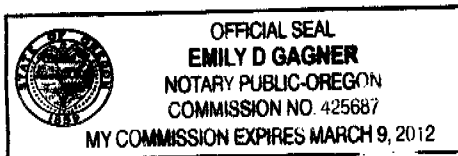

Terry Neil Brumble

Charles Glenn Brumble

STATE OF Oregon)
County of Polk)ss.
)

This instrument was acknowledged before me on this 10th day of January, 2012
by Terry Neil Brumble.


Emily D. Gagner



Notary Public for Oregon
My commission expires: 3/9/2012

EXHIBIT A

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

A tract of land in the NE 1/4 SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point being N 89°55' E a distance of 1345.2 feet and N 0°16' W a distance of 1787.0 feet from the Southwest corner of said Section 36; thence N 89°39 1/2 E a distance of 125.0 feet; thence N 0°16 W parallel with Patterson Street a distance of 100.0 feet; thence S 89°39 1/2 W a distance of 125.0 feet to the East boundary of Patterson Street; thence S 0°16' E along the East boundary of Patterson Street a distance of 100.0 feet, more or less to the point of beginning.

Reserving easement for water pipe along the south line of said tract for joint benefit of said tract and the parcel of land to the South thereof.