

WTC 91482

2012-000617

Klamath County, Oregon

After Recording Return To:  
Western Title & Escrow Company of  
Lane County  
497 Oakway Road, Suite 340  
Eugene, OR 97401  
Order No: 50078



00112797201200006170050054

01/24/2012 11:46:52 AM

Fee: \$57.00

Reserved for Recorder's Use

**INSTRUMENT COVER SHEET**

(Required if document does not meet first page recording requirements under ORS 205.234 or does not provide adequate space on the first page for the recording certificate.)

DOCUMENT TITLE(S)

**Warranty Deed**

NAME(S) AND ADDRESS(ES) of DIRECT party(s):

(i.e. DEEDS: Seller/Grantor - MORTGAGES: Grantor/Borrower - LIENS: Creditor/Plaintiff)

**Daniel K. Varcoe and Kristina J. Chancellor  
C.O Francis Hansen & Martin LLP  
1148 NW Hill Street  
Bend OR 97701-1914**

NAME(S) AND ADDRESS(ES) of INDIRECT party(s):

(i.e. DEEDS: Buyer/Grantee - MORTGAGES: Beneficiary/Lender - LIENS: Debtor/Defendant)

**William E. fielder and Jan E. Fielder  
28777 Bailey Ln  
Junction City OR 97448**

Consideration: **\$30,000.00**

ALL TAX STATEMENTS SHALL BE SENT TO:

**Troy A. Ivey  
Stacy J. Ivey  
354 Limerick Avenue  
Eugene, OR 97404**

If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:

**Re-Recorded at the request of:**

**To Correct:**

**ALL DOCUMENTS REQUIRING A REFERENCE NUMBER:**

Original recording information:

57AWJ

After Recording Return To:

Same as Below

Until a change is requested, all  
tax statements shall be sent to:

William E. and Jan E. Fielder  
28777 Bailey Lane  
Junction City, OR 97448

**WARRANTY DEED**

DANIEL K. VARCOE and KRISTINA J. CHANCELLOR, not as tenants in common but with the right of survivorship, Grantors, convey and warrant to WILLIAM E. FIELDER and JAN E. FIELDER, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

E½ E½ S½ NE¼ NE¼ of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

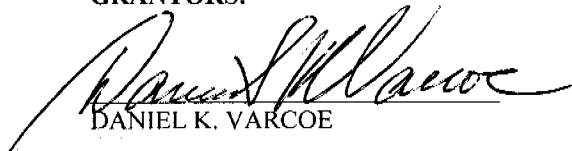
**SUBJECT TO:** See attached Exhibit "A"

The consideration given for this conveyance is the sum of FORTY THOUSAND DOLLARS (\$40,000.00).

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. 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.

DATED this 6 day of October, 2008.

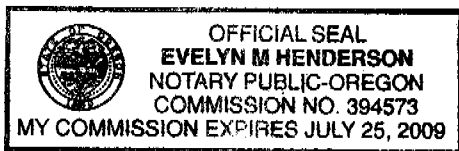
**GRANTORS:**

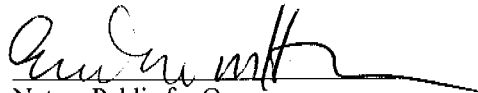
  
DANIEL K. VARCOE

  
KRISTINA J. CHANCELLOR

STATE OF OREGON     )  
                                      ) ss.  
County of Deschutes     )

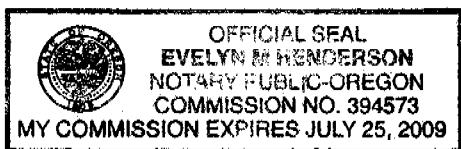
On this 6 day of October, 2008, personally appeared the above-named DANIEL K. VARCOE and acknowledged the foregoing instrument to be his voluntary act.

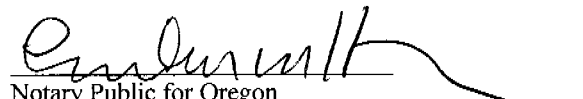


  
Notary Public for Oregon

STATE OF OREGON     )  
                                      ) ss.  
County of Deschutes     )

On this 6 day of October, 2008, personally appeared the above-named KRISTINA J. CHANCELLOR and acknowledged the foregoing instrument to be her voluntary act.



  
Notary Public for Oregon

**GENERAL EXCEPTIONS:**

1. *Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.*
2. *Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.*
3. *Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.*
4. *Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.*
5. *Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Unpatented mining claims whether or not shown by the public records.*

7. Taxes for the fiscal year 2008-2009, a lien not yet due and payable.

- Key No: 159571  
Code No: 051

- 0083384

13. An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 28, 1972

Recorded: May 16, 2001

Volume: M01, page 22515, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric transmission and distribution lines

EXHIBIT

A

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OF

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