

WTC 91482  
Western Title & Escrow  
Order Number: 50078

2012-000618  
Klamath County, Oregon



00112798201200006180020021

01/24/2012 11:49:01 AM

Fee: \$42.00

<b>Grantor</b> William F. Fielder and Jan E. Fielder 2877 Bailey Lane 28777 Berkeley Junction City OR 97448
<b>Grantee</b> Troy A. Ivey and Stacy J. Ivey 354 Limerick Avenue Eugene OR 97404
Until a change is requested, all tax statements shall be sent to the following address: Troy A. Ivey and Stacy J. Ivey 354 Limerick Avenue Eugene OR 97404

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Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

William F. Fielder and Jan E. Fielder Grantors convey and warrant to Troy A. Ivey and Stacy J. Ivey, husband and wife, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto

Account No(s): R159571

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$40,000.00. (Here comply with requirements of ORS 93.030.)

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.

Executed this 17 day of January, 2012

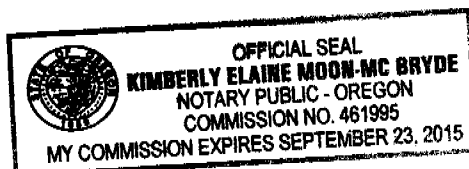
William E. Fielder

Jan E. Fielder

State of Oregon, County of Lane ) ss.

This instrument was acknowledged before me on this 17 day of January, 2012 by William E. Fielder and Jan E. Fielder

Notary Public for Oregon  
My commission expires: 09.23.15



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"EXHIBIT A"

The East half of the East half of the South half of the Northeast quarter of the Northeast quarter of Section 9, Township 25 South, Range 8 east of the Willamette Meridian, Klamath County, Oregon.