

1st 1818151-AF

2012-002016

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Chad R James and Nichole L James  
5225 Burgdorf Road  
Bonanza, OR 97623

Grantor Address:  
Jay George Thorpe and Shelly Lyn Thorpe  
c/o First American Title  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1818151 (ALF)  
Date: January 10, 2012

THIS SPACE



00114440201200020160030031

02/24/2012 01:49:47 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Jay George Thorpe and Shelly Lyn Thorpe as tenants by the entirety**, Grantor, conveys and warrants to **Chad R James and Nichole L James, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Parcel 1:**

**A Tract of land situated in the NE 1/4 of Section 19, Township 39 South, Range 11 E.W.M. Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin situated S 00°14'22" W 333.00 feet from the Northeast corner of said Section 19, marked by a County surveyor bass capped monument; thence S 00°14'22" W 776.83 feet to a 5/8 inch iron pin; thence S 11°36'09" W 87.28 feet to a 5/8 inch iron pin; thence N 85°39'29" W 1035.29 feet to a 5/8 inch iron pin on the Easterly right of way line of the County Road; thence along the said Easterly right of way line N 41°01'05" W 15.74 feet to a 5/8 inch iron pin; thence along the arc of a curve to the right (central angle=30°53'45", radius = 610.00 feet) 328.93 feet to a 5/8 inch iron pin; thence N 10°07'20" W 486.51 feet to a 5/8 inch iron pin; thence leaving said right of way line East 1289.21 feet to the point of beginning.**

**Parcel 2:**

True consideration \$ 305,000.00

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**A tract of land situated in the NW 1/4 NW 1/4 of Section 20, Township 39 South, Range 11 E.W.M., Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of said Section 20, said point being S 00°14'22" W 333.00 feet from the Northwest corner of said Section 20; thence East 152.34 feet to the Westerly bank of Lost River; thence Southerly along the West bank of said Lost River S 00°50'44" W 319.04 feet and S 14°59'54" W 475.63 feet to the West line of said Section 20; thence N 00°14'22" E along said West line 776.83 feet to the point of beginning.**

**Saving and Excepting therefrom the following described property:**

**A strip of land 60 feet wide and 750 feet long, measured on the centerline, said centerline being more particularly described as follows:**

**Beginning at a point 760.0 feet West and 1180.0 feet South of the Section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11 East of the Willamette Meridian, said point being on the East bank of the Horsefly Irrigation Canal; thence East a distance of 750.0 feet to the West bank of Lost River, recorded in Deed Volume 258, Page 85, deed records of Klamath County, Oregon.**

**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 **\$305,000.00**. (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, 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 23 day of February, 2012

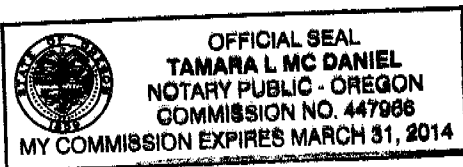
Jay George Thorpe  
Jay George Thorpe

Shelly Lyn Thorpe  
Shelly Lyn Thorpe

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 23 day of February, 2012  
by **Jay George Thorpe and Shelly Lyn Thorpe.**

Tamara L McDaniel



Notary Public for Oregon  
My commission expires: 3/31/14