

NOTE 92804

2012-002065

Klamath County, Oregon



00114500201200020650030035

02/27/2012 03:20:49 PM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Wasser & Winters Company a Washington
Corporation
P.o. Box 396
Longview, WA 98632
GRANTEE'S NAME:
Fred Robertson and Debra Robertson
P.o> Box 717
Talent, OR 97540
SEND TAX STATEMENTS TO:
Fred Robertson and Debra Robertson
PO Box 717
Talent, OR 97540

AFTER RECORDING RETURN TO:
Fred Robertson and Debra Robertson
P.O. Box 717
Talent, OR 97540

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wasser & Winters Company a Washington Corporation, Grantor, conveys and warrants to

Fred Robertson and Debra Robertson, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath State of Oregon:

See Attached Exhibit 'A'

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$110,000.00. (See ORS 93.030)

DATED: 2/23/12

Wasser & Winters Company a Washington
Corporation

BY: Jess Winters

State of Washington

COUNTY of Cowlitz

470312018427-TTJA37
Deed (Warranty-Statutory)

470312018427

This instrument was acknowledged before me on February 23rd, 20 12
by Jess Winters.

Marshall L. Gallow, Notary Public - State of Oregon ^{Washington}
My commission expires: 4/30/2015



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The S1/2 of the S1/2 of Section 24, Township 38 South, Range 5 East of the Willamette Meridian,
Klamath County, Oregon.

EXCEPTING THEREFROM that portion within Keno Access Road.

PARCEL 2:

Government Lots 1 and 2 and the S1/2 of the NE1/4 of Section 26, Township 38 South, Range 5 East of
the Willamette Meridian, Klamath County, Oregon.