



THIS SPACE

2012-002413

Klamath County, Oregon



00114916201200024130020028

03/06/2012 03:22:30 PM

Fee: \$42.00

Grantor:

Richard C. Perdue Irrevocable Trust Agreement  
202 NW Ivy Place  
Redmond, OR 97756

After recording return to:

Robert W. McKasson  
9536 Hill Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Robert W. McKasson  
9536 Hill Road  
Klamath Falls, OR 97603

Escrow No. MT92954-KR

Title No. 0092954

SWD1 r.020212

**STATUTORY WARRANTY DEED**

**David Perdue, Trustee of the Richard C. Perdue Irrevocable Trust Agreement, U/T/A dated November 23, 2012, 2010,**

Grantor(s), hereby convey and warrant to

**Robert W. McKasson,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$190,000.00**.

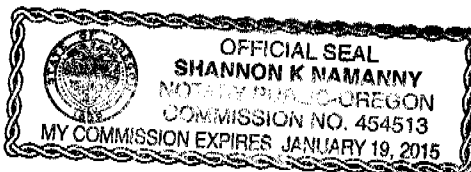
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5<sup>TH</sup> day of March, 2012

David Perdue, Trustee of the Richard C. Perdue Irrevocable  
Trust Agreement, U/T/A dated November 23, 2012

BY:   
David Perdue, Trustee



State of Oregon Deschutes  
County of

This instrument was acknowledged before me on March 5, 2012 by David Perdue, Trustee of the Richard C. Perdue Irrevocable Trust Agreement, U/T/A dated November 23, 2012.

(Notary Public for Oregon)  
My commission expires 1/19/15

42PmJ

## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the NE1/4 NW1/4 490.0 feet; thence East parallel to the North line of the NE1/4 NW1/4 205.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet; thence West along the North line of the NE1/4 NW1/4 205.0 feet to the point of beginning, LESS a 60 foot right of way for Hill Road and subject to a 30 foot road easement lying Southerly and adjacent to the Hill Road, and a 15 foot easement along the East side of the parcel described.

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