



THIS SPA

2012-004279
Klamath County, Oregon



04/24/2012 03:28:01 PM

Fee: \$47.00

After recording return to:

Mona J. Treadway

2050 Melrose Street

Klamath Falls, OR 97601

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

Mona J. Treadway

2050 Melrose Street

Klamath Falls, OR 97601

Escrow No. MT93274-MS

Title No. 0093274

SWD r.020212

STATUTORY WARRANTY DEED

Frank W. Ayers and Mary K. Ayers, also known as F.W. Ayers and M.K. Ayers, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Mona J. Treadway and Glenn A. White, as tenants by the entirety,

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 **\$370,000.00**.

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:

470000

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 3rd day of April, 2012

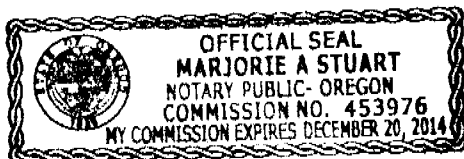
Frank W. Ayres
Frank W. Ayres

Mary K. Ayres
Mary K. Ayres

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/23, 2012 by Frank W. Ayres and Mary K. Ayres.

Marjorie A. Stuart
(Notary Public for Oregon)



My commission expires 12/20/14

LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL 1: The S1/2 of the SE 1/4 of the NE 1/4, the S1/2 of the N1/2 of the SE 1/4 of the NE 1/4 of Section 9 and that portion of the SW 1/4 of the NW1/4 of the Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the C-4-H lateral of the United States Reclamation Service, Klamath County, Oregon.

PARCEL 2: Beginning at a point 263 feet West of the quarter section corner between Sections 9 and 10, Township 40 South, Range 9 east of the Willamette Meridian, Klamath County Oregon, thence South 52°40' W 150 feet; thence North 78°30' West 425 feet to the quarter section line; thence East 535.8 feet to the point of beginning.
