



THIS SPA

2012-005392

Klamath County, Oregon



00118421201200053920030037

05/17/2012 03:17:43 PM

Fee: \$47.00

After recording return to:

Johnathan D. Wimmer

PO Box 115

Ekalaka, MT 59324

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

Johnathan D. Wimmer

PO Box 115

Ekalaka, MT 59324

Escrow No. MT93361-CT

Title No. 0093361

SWD r.020212

### STATUTORY WARRANTY DEED

**Thomas L. Potter IV, Successor Trustee of the Theodore R. MacConnell Revocable Living Trust  
dated May 28, 2010,**

Grantor(s), hereby convey and warrant to

**Johnathan D. Wimmer and Leslie Wimmer, husband and wife, 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 **\$54,000.00**.

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:

47DM

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.

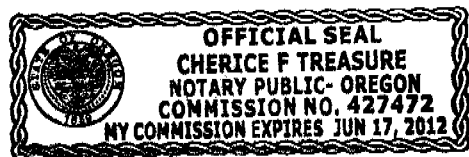
Dated this 15<sup>th</sup> day of May, 2012

Theodore R. MacConnell Revocable Living Trust dated  
May 28, 2010

BY: Thomas L. Potter IV, Successor Trustee  
Thomas L. Potter IV, Successor Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 15, 2012 by Thomas L. Potter IV, Successor Trustee of the Theodore R. MacConnell Revocable Living Trust dated May 28, 2010.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2012

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The West 326 feet of South 165 feet of Government Lot 16 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being that portion lying East of State Highway No. 427.

TOGETHER WITH a tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Lot 21 and the East right-of-way line of the County Road (formerly State Highway No. 427) as shown on record of survey map No. 1374; thence along the North line of said Lot 21, North  $89^{\circ}44'26''$  East (North  $89^{\circ}45'53''$  East by said survey map) 326.00 feet; thence South  $00^{\circ}15'30''$  West 9.74 feet; thence South  $89^{\circ}48'21''$  West 326.00 feet to a 1' iron pipe on the East right-of-way line of said County Road; thence North  $00^{\circ}15'30''$  East 9.37 feet to the point of beginning with bearings based on the survey of Minor Land Partition 15-88.