

WTC 92514-MS

THIS SPAC

**2012-006466**  
Klamath County, Oregon



00119720201200064680030034

06/13/2012 03:12:33 PM

Fee: \$47.00

After recording return to:  
Wayne Thomas Cochrane  
405 Pine Grove Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Wayne Thomas Cochrane  
405 Pine Grove Road  
Klamath Falls, OR 97603

Escrow No. MT92514-MS  
Title No. 0092514  
SWD r.020212

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**STATUTORY WARRANTY DEED**

**Randall J. Kerr and Kathleen M. Kerr, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Wayne Thomas Cochrane,**

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 **\$225,000.00**.

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:

47 Dmt

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 13 day of June, 2012

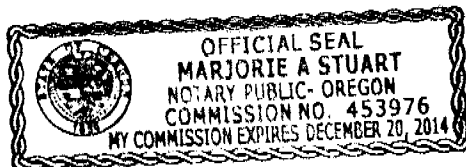
Randall J. Kerr  
Randall J. Kerr

Kathleen M. Kerr  
Kathleen M. Kerr

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6/13, 2012 by Randall J. Kerr and Kathleen M. Kerr.

Marjorie A. Stuart  
(Notary Public for Oregon)



My commission expires 12/20/14

## LEGAL DESCRIPTION

### "EXHIBIT A"

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A tract of land situated in the NW1/4 SE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW1/4 SE1/4 of said Section 8, said point being on the centerline of the County Road and being South 00° 53' 30" West a distance of 199.25 feet from the iron pin marking the Northeast corner of the NW1/4 SE1/4 of said Section 8; thence South 00° 53' 30" West along the centerline and the East line of said NW1/4 SE1/4, 227.60 feet; thence North 89° 06' 30" West 30.00 feet to the Westerly right of way line of said County Road; thence continuing North 89° 06' 30" West 198.37 feet; thence North 04° 23' 00" East, generally along an existing fence, 228.02 feet; thence South 89° 06' 30" East 184.48 feet to the Westerly right of way line of said County Road; thence continuing South 89° 06' 30" East 30.00 feet to the point of beginning.

EXCEPTING THEREFROM that area on the Easterly side being within said County Road right of way.

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