

WTC 93585

File No. 12008367

2012-006493

Klamath County, Oregon



00119752201200064930030039

06/14/2012 11:09:51 AM

Fee: \$47.00

Grantor	
Christina Simon 3518 W. 18th Street Greeley, CO 80634	
Grantee	
Matthew Mountanos 176 Los Robles Burlingame, CA 94010	
After recording return to	
Matthew Mountanos 176 Los Robles Burlingame, CA 94010	
Until requested, all tax statements shall be sent to	
Matthew Mountanos 176 Los Robles Burlingame, CA 94010 Tax Acct No(s): 3612-00000-03900-000 3612-00000-04000-000 3612-00000-04100-000 3612-00000-04200-000 3612-01400-00200-000	

Matthew

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Christina Simon,

Grantor(s) convey and warrant to

Matthew Mountanos,

Grantee(s), the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit A for legal description


This property is free of encumbrances, EXCEPT: Covenants, Conditions, Restrictions and Easements of record as of the date of this Deed, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$357,500.00** (Here comply with requirements of ORS 93.030.)

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.

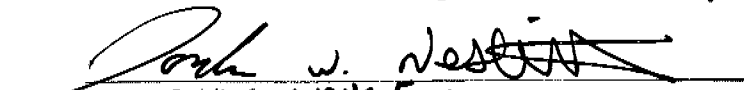
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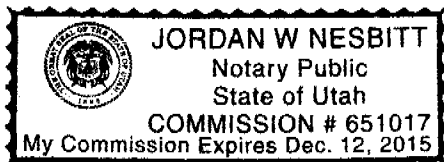
Executed this 9<sup>th</sup> day of June, 2012.

  
Christina Simon

State of Utah, County of Washington ) ss.

This instrument was acknowledged before me on this 9 day of June, 2012 by Christina Simon.

  
Notary Public for Wells Fargo  
My commission expires: Dec. 12, 2015



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

A parcel of land situated in Section 11 and in the Northwest one-quarter of Section 14, all in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The West one-half and the Southeast one-quarter of said Section 11. Or Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32.

The North one-half of the North one-half of the Northwest one-quarter of said Section 14. or Government Lots 3 and 4.

EXCEPTING THEREFROM a parcel of land described as follows:

Commencing at the West one-quarter corner of said Section 11, said point being a 5/8 inch rebar with aluminum cap; thence along the West line of said Section 11, North 00 degrees 24' 00" West 1770.36 feet to the true point of beginning; thence continuing along said West line, North 00 degrees 24' 00" West 872.45 feet to a calculated position for the section corner common to Sections 2, 3, 10 and 11; thence along the North line of said Section 11, North 89 degrees 31' 53" East 1167.65 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 03 degrees 18' 00" West 285.33 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence North 88 degrees 53' 55" West 193.16 feet to a point of curvature, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence 373.50 feet along the arc of a 300.00 foot radius curve to the left through a central angle of 71 degrees 19' 59" (the chord of which bears South 55 degrees 26' 05" West 349.84 feet) to a point of tangency, said point being a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 19 degrees 46' 06" West 392.89 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 81 degrees 14' 20" West 198.74 feet to a 5/8 inch rebar with yellow plastic cap marked "WH Pacific"; thence South 89 degrees 36' 00" West 334.58 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the right-of-way of Godowa Springs Road.