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06/29/2012 02:05:45 PM

Fee: \$42.00

Record & Connect

Grantor's Name and Address Karen Gasaway, 1607 Austin Street Klamath Falls, OR 97603 and Roxanne Shea, 5403 Eastwood Drive Klamath Falls, OR 97603	
Grantee's Name and Address Karen Gasaway and Charles Gasaway 1607 Austin Street Klamath Falls, OR 97603	
After Recording Return to: Karen and Charles Gasaway 1607 Austin Street Klamath Falls, OR 97603	
Until requested otherwise, send all tax statements to: Karen and Charles Gasaway 1607 Austin Street Klamath Falls, OR 97603	

WARRANTY DEED

I, Karen Gasaway, Claiming Successor, Estate of Preston L. Shaw, Klamath County Circuit Court Case No. 1201112C, also known as Preston Leroy Shaw, deceased; Karen Gasaway, individually; and Roxane Shea, individually, do hereby convey and warrants to grantees Karen Gasaway and Charles Gasaway, wife and husband, the following described real property situate in Klamath County, Oregon to wit:

PARCEL 1

A parcel of land situated in the SE 1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particular described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of said SE 1/4; thence South 89° 59' 46" East along the North line of said SE 1/4, 144.00 feet to a 5/8 inch iron pin; thence South 52° 41' 41" East, 1236.14 feet to a 5/8 inch iron pin on the Northerly right-of-way line of the Head of the Williamson Road, a County road; thence South 37° 18' 19" West along said right-of-way line, 501.56 feet to a 5/8 inch iron pin; thence leaving said right-of-way line North 52° 41' 41" West, 1032.47 feet to a 5/8 inch iron pin on the West line of said SE 1/4; thence North 00° 13' 18" West along said West line of the SE 1/4 522.39 feet to the point of beginning.

TOGETHER WITH an easement over the following described property situate in Klamath County, Oregon, as follows:

Beginning at a 5/8 inch iron pin at the NW corner of the SE 1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 59' 46" East, 144 feet to an iron pin; thence South 52° 41' 41" East, 1206.14 Feet to the true point of beginning; thence continuing South 52° 41' 41" East, 30 feet to an iron pin on the Northerly right of way line of the Williamson Road; thence North along said right of way, 306.15 feet; thence North 52° 41' 41" West, 30 feet; thence Southerly parallel to said highway to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion herein described premises lying within the limits of streets, roads or highways.
2. Consent to the granting of a 100 foot road through the SE 1/4 of section 10, as set forth in instrument recorded July 16, 1957 In Volume 12, page 412, Deed Records of Klamath County, Oregon.

PARCEL 2

A parcel of land situate in the SE1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

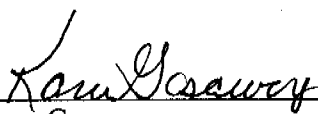
Beginning at a point on the North-South centerline of said Section 10 from which the South 1/4 corner bears South 00 degrees 13' 18" East 1,818.18 feet, thence from said point of beginning North 00 degrees 13' 18" West along the North-South centerline of said Section 10, 300.00 feet to a 5/8" iron pin, thence South 52 degrees 41' 41" East 1,032.47 feet to a 5/8" iron pin on the Northwesterly right of way of the Head of the Williamson Road, thence South 37 degrees 18' 19" West along said Northwesterly right of way of Head of the Williamson Road 326.07 feet to a point, thence leaving said Northwesterly right of way of Head of the Williamson Road North 46 degrees 46' 19" West 854.29 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00 estate settlement purposes. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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

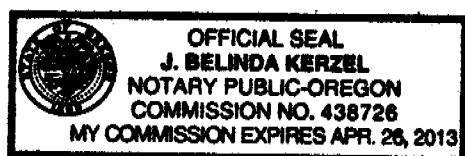
AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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.

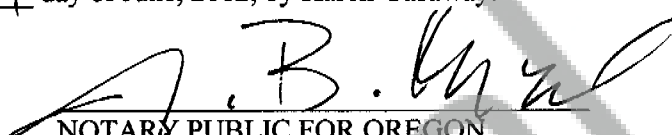
DATED this 29 day of June, 2012.


Karen Gasaway

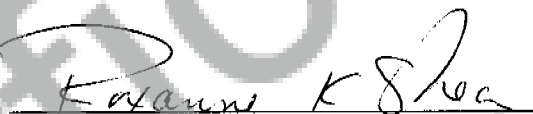
STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 29 day of June, 2012, by Karen Gasaway.



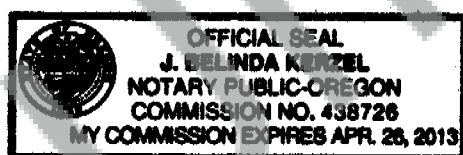

NOTARY PUBLIC FOR OREGON
My Commission Expires: 4.26.13


DATED this 29 day of June, 2012.


Roxanne Shea

STATE OF Oregon, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 29 day of June, 2012, by Roxanne Shea.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4.26.13