



THIS SPACE

2012-008169

Klamath County, Oregon



07/25/2012 03:22:51 PM

Fee: \$42.00

After recording return to:

Rodney Cheyne
905 Old Midland Road
Klamath Falls, OR 97603

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

Rodney Cheyne
905 Old Midland Road
Klamath Falls, OR 97603

Escrow No. MT94127-KR

Title No. 0094127

SWD1 r.020212

STATUTORY WARRANTY DEED

**Jack L. Sexton and Nancy J. Sexton, as Trustees of The Sexton Trust, a Revocable Grantor Type Trust
without set expiration date, dated March 22, 1987,**

Grantor(s), hereby convey and warrant to

Rodney Cheyne,

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 **\$220,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

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 24th day of July, 2012.

The Sexton Trust, a Revocable Grantor Type Trust without
set expiration date, dated March 22, 1987

BY: Jack L. Sexton
Jack L. Sexton, Trustee

BY: Nancy J. Sexton
Nancy J. Sexton, Trustee



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 24, 2012 by Jack L. Sexton and Nancy J. Sexton, as Trustees
of The Sexton Trust, a Revocable Grantor Type Trust without set expiration date, dated March 22, 1987.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2012

4294127

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the SW1/4 of the SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the SW1/4 SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, thence North along the West line of SW1/4 SE1/4 30.0 feet to the North right of way line of Midland Road, which is also the true point of beginning, thence North along the West line of the SW1/4 SE1/4 348.48 feet to a point; thence East along a line parallel to the Southerly line of said Section 32, 125.0 feet; thence South parallel to the West line of the SW1/4 SE1/4 348.48 feet to the North right of way line of the Midland Road, thence West along the North right of way line 125.0 feet to the point of beginning.

PARCEL 2:

A Tract of Land situated in the SW1/4 SE1/4 of Section 32, T39S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South center line of said Section 32, from which the South 1/4 corner of said Section 32 bears S00°15'25"E 378.48 feet; thence N00°15'25"E, along the said North-South centerline of said Section 32, 381.37 feet to its intersection with the Southwesterly right of way line of the USBR C-4 Lateral; thence S27°41'22"E, along the said Southwesterly right of way line, 266.73 feet; thence S00°15'25"W, Parallel to and 125.00 feet distant from the said North-South centerline of said Section 32, 145.22 feet; thence N89°59'00"W, parallel to the South line of said Section 32, 125.00 feet to the point of beginning (property line adjustment 12-10).
