



After recording return to:
Richard S. Fairclo and C. Sharon
Fairclo
8512 Hwy 39
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Richard S. Fairclo and C. Sharon
Fairclo
8512 Hwy 39
Klamath Falls, OR 97603

File No.: 7021-1902360 (SFK)
Date: June 08, 2012

2012-009053

Klamath County, Oregon



00122847201200090530030039

08/16/2012 02:30:11 PM

Fee: \$47.00

THIS SPACE R

STATUTORY WARRANTY DEED

Daniel M. Leahy and Marjorie J. Leahy as tenants by the entirety, Grantor, conveys and warrants to **Richard S. Fairclo and C. Sharon Fairclo, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$212,000.00**. (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.

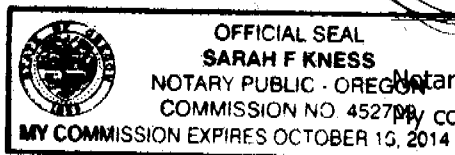
Dated this 15 day of August, 2012.

Daniel M Leahy
Daniel M. Leahy

Marjorie J Leahy by Daniel M Leahy Attorney in fact
Marjorie J. Leahy

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 15 day of August, 2012
by **Daniel M. Leahy and Marjorie J. Leahy** by Daniel M. Leahy, Attorney in fact.



Notary Public for Oregon
My commission expires: 10/16/2014

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the E 1/2 of Section 25, 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 Parcel 3 of "Major Land Partition No. 36-85", said point being on the North line of that tract of land described in Deed Volume M97 page 24079 of the Klamath County Microfilm records; thence along the boundary of said Deed Volume, West 152.44 feet, South 269.1 feet and North 88°43' East 496.0 feet, more or less to the West right of way line of State Highway 39; thence South along said right of way line, 755 feet, more or less to the Northeasterly right of way line of the Burlington Northern Railroad; thence Northwesterly, along said right of way line, 610 feet, more or less; thence West, along said right of way line, 190 feet, more or less, thence Northwesterly, along said right of way line, 170 feet more or less, to the Easterly right of way line of the USBR 1-7 lateral; thence Northerly, along the said right of way line, 1210 feet, more or less, to the Southerly right of way line of Henley Road as described in Volume 75 page 629 of the Klamath County Deed records; thence South 89°35' East, along said right of way line, 270 feet, more or less, to the West line of that tract of land described in Deed Volume M92 page 15067 of the Klamath County Microfilm records; thence South along said West line, 22 feet, more or less, to a point on the West line of said "Major Land Partition No. 36-85"; thence South 644.94 feet to the point of beginning

Tax Parcel Number: R584228 and R889996