

1st 1941225-AF



After recording return to:
Thomas W. Hall and Nancy L. Hall
6368 Teal Dr.
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Thomas W. Hall and Nancy L. Hall
6368 Teal Dr.
Bonanza, OR 97623

File No.: 7021-1941225 (ALF)
Date: August 13, 2012

2012-009410

Klamath County, Oregon



THIS SPACE I

08/27/2012 02:39:14 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Matthew G. Cantrell and Michele M Cantrell who acquired title as Michele M Barlow, Grantor, conveys and warrants to **Thomas W. Hall and Nancy L. Hall, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

The S1/2 of the NE1/4 and the E1/2 of the SE1/4, EXCEPTING THEREFROM the Southerly 53.33 acres thereof, in Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A Tract of land situated in the E1/2 SE1/4 of Section 32, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Section 32; thence North 00° 06' 15" East along the East line of said Section 32, 1748.81 feet; thence North 89° 11' 48" West parallel to the South line of said Section 32, 1327.06 feet to the West line of said E1/2 SE1/4; thence South 00° 11' 53" West 1748.78 feet to the South line of said Section 32; thence South 89° 11' 48" East 1329.93 feet to the point of beginning, being the Southerly 53.33 acres of the E1/2 SE1/4 of said Section 32, with bearings based on solar observation.

Subject to:

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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.

Consideration \$86,200.00

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APN: **R325507**

Statutory Warranty Deed
- continued

File No.: **7021-1941225 (ALF)**

The true consideration for this conveyance is **\$86,200.00**. (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 24 day of August, 2012.

Matthew G. Cantrell
Matthew G. Cantrell

Michele M Cantrell
Michele M Cantrell

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of August, 2012
by **Matthew G. Cantrell and Michele M Cantrell.**

Adrien Louise Fleek

Notary Public for Oregon
My commission expires: 12/3/14

