

MT93333LW



THIS SPACE

2012-009669
Klamath County, Oregon



08/31/2012 11:13:31 AM

Fee: \$42.00

After recording return to:

MEGAN J. BAKER

1903 AUSTIN STREET, STE A

KLAMATH FALLS, OR 97603

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

MEGAN J. BAKER

1903 AUSTIN STREET, STE A

KLAMATH FALLS, OR 97603

Escrow No. MT93333-LW

Title No. 0093333

SWD r.020212

STATUTORY WARRANTY DEED

GUY P. TURNAGE AND JEAN L. TURNAGE, AS TRUSTEES OF THE TURNAGE FAMILY TRUST AGREEMENT, UDA MARCH 15, 2001, AND THEIR SUCCESSORS IN TRUST,

Grantor(s), hereby convey and warrant to

MEGAN J. BAKER,

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:

A portion of Tract 32 of Enterprise Tracts, situate in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the 3/4 inch iron pipe marking the Southeast corner of said Tract 32 of Enterprise Tracts; thence Northwesterly, along the arc of a 10 foot radius curve to the right, a distance of 99.95 feet; thence North 55°52'30" West a distance of 80.29 feet to the Easterly right of way of Austin Street; thence North 34°07'30" East along the Easterly right of way line of Austin Street, a distance of 73.52 feet to an iron rod which lies on a line parallel to and 120 feet Westerly at right angles from the East line of said Tract 32; thence North along said parallel line and East line of Austin Street a distance of 45.19 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence leaving the East line of Austin Street North 89°51'50" East 119.94 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap on the East line of said Tract 32; thence South along the East line of Tract 32, a distance of 180.72 feet, more or less, to the point of beginning.

Said parcel is also known as Parcel C of Minor Partition File 2-MP-87, filed May 27, 1987 in records of Klamath County Clerk.

The true and actual consideration for this conveyance is **\$450,000.00**.

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.

42amt

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 31 day of August, 2012

GUY P. TURNAGE AND JEAN L. TURNAGE, AS
TRUSTEES OF THE TURNAGE FAMILY TRUST
AGREEMENT, UDA MARCH 15, 2001, AND THEIR
SUCCESSORS IN TRUST

BY: Guy P. Turnage
GUY P. TURNAGE, TRUSTEE

BY: Jean L. Turnage
JEAN L. TURNAGE, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 31, 2012 by GUY P. TURNAGE AND JEAN L. TURNAGE, AS TRUSTEES OF THE TURNAGE FAMILY TRUST AGREEMENT, UDA MARCH 15, 2001, AND THEIR SUCCESSORS IN TRUST.

Lisa Legget-Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2015