

WTC 94422-SH

THIS SPA

2012-010144

Klamath County, Oregon



00124211201200101440030037

09/13/2012 02:46:33 PM

Fee: \$47.00

After recording return to:

NORMAN L. ROSE

4501 SELMA STREET

KLAMATH FALLS, OR 97603

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

NORMAN L. ROSE

4501 SELMA STREET

KLAMATH FALLS, OR 97603

Escrow No. MT94422-SH

Title No. 0094422

SWD r.020212

STATUTORY WARRANTY DEED

JACOB S. DISCH AND JEANETTE D. DISCH, CO-TRUSTEES OF THE DISCH FAMILY TRUST,

Grantor(s), hereby convey and warrant to

NORMAN L. ROSE and MARTHA J. ROSE, as tenants by the entirety,

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 **\$210,000.00**.

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.

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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 12 day of Sept., 2012

THE DISCH FAMILY TRUST

BY: Jacob S. Disch Trustee
JACOB S. DISCH, TRUSTEE

BY: Jeanette D. Disch Trustee
JEANETTE D. DISCH, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 12, 2012 by JACOB S. DISCH AND JEANETTE D. DISCH, CO-TRUSTEES OF THE DISCH FAMILY TRUST.



Howard
(Notary Public for Oregon)
My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 89 degrees 46' East 277.5 feet and South 89 degrees 13' 30" East 392.4 feet and North 0 degrees 16' East 30.0 feet from the West one-quarter corner of said Section 14, said point also being the Southeast corner of Lot 16 SUMMERS HEIGHTS SUBDIVISION; thence continuing North 0 degrees 16' East along the East line of said SUMMERS HEIGHTS, a distance of 165.0 feet to the Southeast corner of Lot 18 of said SUMMERS HEIGHTS; thence South 89 degrees 27' East a distance of 92.0 feet, more or less, to the Easterly line of that certain parcel of land described in deed recorded in Volume 242, page 353, Deed Records of Klamath County, Oregon; thence South 12 degrees 00' West along said Easterly line, a distance of 168.59 feet, more or less, to the North right of way line of Selma Street; thence North 89 degrees 13' 30" West along said right of way line a distance of 56.38 feet to the point of beginning.