

15+
1926851-SA

2012-010198
Klamath County, Oregon



After recording return to:
Stacey A. Vaughn
Hwy 140 West
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Stacey A. Vaughn
Hwy 140 West
Klamath Falls, OR 97603

File No.: 7021-1926851 (SFA)
Date: July 19, 2012

THIS SPACE RESERVED	09/14/2012 03:17:26 PM	Fee: \$47.00
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STATUTORY WARRANTY DEED

Charles E. Hart, as trustee of the Charles E. Hart Trust, Grantor, conveys and warrants to **Stacey A. Vaughn**, 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:

PARCEL 1:

BEGINNING ON THE NORTH LINE OF COUNTY ROAD AT A POINT WHICH IS SOUTH 1260 FEET AND SOUTH 89°30' WEST 593.6 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 500 FEET; THENCE SOUTH 89°30' WEST 131.2 FEET TO THE UNITED STATES CANAL A-7; THENCE SOUTHEASTERLY ALONG SAID CANAL RIGHT OF WAY TO THE AFORESAID COUNTY ROAD; THENCE NORTH 89°30' EAST 43.1 FEET ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING BEING IN THE NORTHEAST QUARTER OF SAID SECTION 25.

PARCEL 2:

Consideration \$ 75,000.00

F.
47.00

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 647 FEET AND NORTH 9°47' WEST A DISTANCE OF 30.4 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND RUNNING THENCE, CONTINUING NORTH 9°47' WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE U. S. R. S. LATERAL, A DISTANCE OF 506.6 FEET TO AN IRON PIN; THENCE NORTH 89°33' EAST A DISTANCE OF 14.7 FEET TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 506.6 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD A DISTANCE OF 15.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE NE ¼ OF THE NE ¼ IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. (KNOWN AS TRACT K.)

EXCEPTING THEREFROM THE SOUTHERLY 160 FEET THEREOF (THE NORTH BOUNDARY THEREOF TO BE PARALLEL TO HENLEY ROAD) AS CONVEYED BY INSTRUMENT RECORDED JANUARY 17, 1975 IN VOLUME M75 PAGE 782, DEED RECORDS OF KLAMATH OREGON, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE PREMISES ON WHICH KLAMATH COUNTY SCHOOL DISTRICT PRESENTLY HOLDS AN EASEMENT AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 5, 1975 IN VOLUME M75 PAGE 782, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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.

The true consideration for this conveyance is **\$75,000.00**. (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 17 day of Sept, 2012.

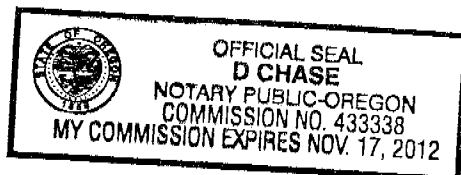
Charles E. Hart, as trustee of the Charles E.
Hart Trust

Charles E. Hart Trust
Charles E. Hart, Trustee

STATE OF Oregon)
County of Clackamas)ss.
Clackamas)

This instrument was acknowledged before me on this 17 day of September, 2012
by as of Charles E. Hart, as trustee of the Charles E. Hart Trust, on behalf of the .

D. Chase



Notary Public for Oregon

My commission expires: 11/17/12