

2012-010976

Klamath County, Oregon



00125215201200109760020028

10/03/2012 02:59:29 PM

Fee: \$42.00

1st 1900487

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
George Nagel and Janet Wicklund
14534 Siletz Hwy
Siletz, OR 97380

GRANTEE:
David M. Low and Linda Becerril Low
3340 Pinnacle Place
Philomath, OR 97370

SEND TAX STATEMENTS TO:
David M. Low and Linda Becerril Low
3340 Pinnacle Place
Philomath, OR 97370

AFTER RECORDING RETURN TO:
David M. Low and Linda Becerril Low
3340 Pinnacle Place
Philomath, OR 97370

Escrow No: FT120036030-FTMWV09

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

George Nagel and Janet Wicklund who acquired title as Janet Dair, as tenants by the entirety, Grantor, conveys and warrants to

David M. Low and Linda Becerril Low, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE LEGAL DESCRIPTION ATTACHED HERETON

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$28,000.00. (See ORS 93.030)

Subject to and excepting: Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

FT120036030-FTMWV09
Deed (Warranty-Statutory)

F 12-

DATED: 10-1-12

George Nagel
George Nagel

Janet Wicklund
Janet Wicklund

State of OREGON

COUNTY of Benton

This instrument was acknowledged before me on October 1, 2012 by George Nagel and Janet Wicklund

Karen L. Davis
Notary Public - State of Oregon

My commission expires: 6-28-16

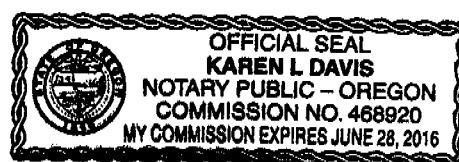


Exhibit "A"

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

A tract of land in the S 1/2 SW 1/4 NW 1/4 of Section 16, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

That portion of the SE 1/4 SW 1/4 NW 1/4 lying West of a North-South (bearings based on a solar observation) line 989.57 feet East of the West quarter corner of said Section 16.

Excepting Therefrom the Southerly 15 feet of said property which sellers reserve as the only easement for ingress and egress for themselves & their successors in interest to other properties owned by them, as set forth in deeds recorded in Volume M77, Page 99 and Volume M84, Page 15047, deed records of Klamath County, Oregon.

Tax Parcel Number: R873521