



2012-011771
Klamath County, Oregon
10/23/2012 11:50:57 AM
Fee: \$47.00

After recording return to:

DREW T. SORLIEN

13808 HILL ROAD

KLAMATH FALLS, OR 97603

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

DREW T. SORLIEN

13808 HILL ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT95045-SH

Title No. 0095045

SWD r.020212

STATUTORY WARRANTY DEED

TINA M. SNIDER and DAVID J. SNIDER, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DREW T. SORLIEN,

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 **\$172,000.00**.

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.

47 AMT

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.

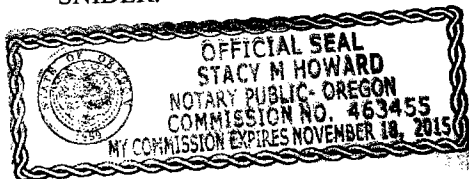
Dated this 22 day of Oct, 2012

Tina M. Snider
TINA M. SNIDER

David J. Snider
DAVID J. SNIDER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 22, 2012 by TINA M. SNIDER and DAVID J. SNIDER.



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

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is the Northeast corner of the SE1/4 of SE1/4 of Section 8 also on the East line of Section 8; thence South 89°59'30" West (Record Survey #1580) 2325.7 feet (U.S.B.R Record Survey North 89°38' West) to a 1/2" iron pin which also intersects the Westerly right of way of the G Canal, this being the true point of beginning; thence South 89°59'30" West 439.6 feet to a 1/2" iron pin which intersects the Easterly right of way of the Great Northern Railroad; thence South 16°45' East 408.36 feet (being the long cord to a 1° curve right) along said right of way; thence South 14°42'29" East 717.81 feet along said Easterly railroad right of way to a 1/2" iron pin which is also the intersection of the Westerly right of way of G Canal (K.I.D.); thence along the Westerly right of way of said G Canal to the point of beginning.

TOGETHER WITH a perpetual easement for ingress and egress across the Northerly 20 feet of Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.