



mtc 95371-MS

THIS SPACE RESERVED FOR R

2012-012959  
Klamath County, Oregon  
11/20/2012 03:20:09 PM  
Fee: \$47.00

After recording return to:

Ted A. Swain  
11823 Mallory Drive  
Klamath Falls, OR 97603

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

Ted A. Swain  
11823 Mallory Drive  
Klamath Falls, OR 97603

Escrow No. MT95371-MS  
Title No. 0095371  
SWD r.020212

### STATUTORY WARRANTY DEED

Victoria N. Gogas,

Grantor(s), hereby convey and warrant to

Ted A. Swain,

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 \$199,000.00.

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:

4.7 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 19 day of November, 2012

★ Victoria N. Gogas  
Victoria N. Gogas

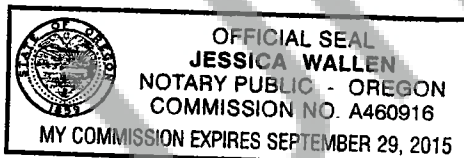
State of Oregon  
County of

Marion

This instrument was acknowledged before me on November 19 2012 by Victoria N. Gogas.

Jessica Wallen  
(Notary Public for Oregon)

My commission expires Sept. 29, 2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the S1/2 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 0° 08' East a distance of 30.0 feet and North 89° 55' West a distance of 1283.70 feet from the East one-fourth corner of said Section 9; said point is the Southwest corner of that parcel of land described as Parcel 1 in Book M73 at page 4398, Microfilm Records of Klamath County, Oregon, Palmer to Smith; thence North 0° 08' East a distance of 150.0 feet; thence South 89° 55' East a distance of 300.0 feet; thence South 0° 08' West a distance of 150 feet; thence North 89° 55' West a distance of 300.00 feet to the point of beginning.

The above parcel of land is all of that land described in Deed to Roy R. Smith and Audrey J. Smith, dated April 11, 1973, recorded April 13, 1973 in Book M73 at page 4398, Microfilm Records of Klamath County, Oregon.