

**2012-013950**

Klamath County, Oregon

12/14/2012 12:10:07 PM

Fee: \$42.00

After recording return to:

JOHN C. WARD, ET AL8400 JIM RAMSEY RD.VANCLEAVE, MS 39565-6479Until a change is requested all tax statements  
shall be sent to the following address:JOHN C. WARD, ET AL8400 JIM RAMSEY RD.VANCLEAVE, MS 39565-6479Escrow No. MT95193-DSTitle No. 0095193

SWD r.020212

**STATUTORY WARRANTY DEED****JOHN C. WARD,**

Grantor(s), hereby convey and warrant to

**STUART GRAHAM and GRACE GRAHAM, husband and wife JOHN C. WARD and SHERI L. WARD, husband and wife,**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:**Klamath County:**

Parcels 1, 2, and 3 of Final Partition Map #24-92, said Partition being located in Sections 13, 14, 15, 23, 24, 25 and 26 of Township 37 South, Range 15 East, Willamette Meridian, Klamath County, Oregon, and in Section 30, Township 37 South, Range 16 East, Lake County, Willamette Meridian. EXCEPT that portion of said Parcel 1 lying in Lake County, Oregon; AND EXCEPT that certain strip of land 100 feet wide conveyed to Bly Logging Company by Deed recorded July 31, 1929 in Volume 87, page 513, Deed Records of Klamath County, Oregon, and as delineated on the face of said Final Partition Map; AND EXCEPT those portions conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 8, 1995 in Volume M95, page 20941, Microfilm Records of Klamath County, Oregon; AND EXCEPT that portion of said Parcel 3 in Section 15, Township 37 South, Range 15 East, Klamath County, Oregon, lying Southerly of State Highway 140 as conveyed to Danny Baio by deed recorded March 10, 1999 in Volume M99, page 8512, Microfilm Records of Klamath County, Oregon.

**Lake County:**

In the County of Lake, State of Oregon, as follows:

Township 37 South, Range 16 East of the Willamette Meridian,  
Section 30: Government Lots 2 and 3;

The SE1/4 of the NW1/4;

The NE1/4 of the SW1/4; EXCEPTING THEREFROM,

That portion deeded to the State of Oregon, by and through its Department of Transportation,  
highway Division, recorded August 23, 1988 in Book 210 at Page 143 and recorded August 2,  
1995, in Book 230 at page 128, Lake County Deed Records, Oregon

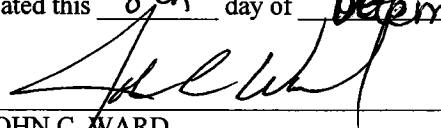
42 AMT

The true and actual consideration for this conveyance is **\$1,000,000.00**.

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:

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 8<sup>th</sup> day of December, 2012.

  
JOHN C. WARD

State of Jackson Mississippi  
County of Jackson

This instrument was acknowledged before me on December 8, 2012 by JOHN C. WARD.

  
(Notary Public for ~~Oregon~~) Mississippi

My commission expires July 13, 2013

