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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2012-014345

Klamath County, Oregon



00129117201200143450020023

12/27/2012 09:02:49 AM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

TIMOTHY A. MAUGER,  
AND DEBRA L. MAUGER, HUSBAND AND WIFE  
1359 WILFORD AVE Klamath Falls, OR 97601

Grantor's Name and Address

TIMOTHY A. MAUGER AND DEBRA L. MAUGER, HUSBAND AND WIFE AND WILDLIFE UNLIMITED INC

Grantee's Name and Address

After recording, return to (Name and Address):

TIMOTHY A. MAUGER, Wildlife  
UNLIMITED INC, 1359 WILFORD  
AVE, Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

TIMOTHY MAUGER, Wildlife  
UNLIMITED INC, 1359 WILFORD  
AVE, Klamath Falls, OR 97601

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TIMOTHY A. MAUGER, AND DEBRA L. MAUGER  
HUSBAND AND WIFE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \$48,600.00 by TIMOTHY A.  
MAUGER, DEBRA MAUGER, WILDLIFE UNLIMITED INC

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows (legal description of property):

See ATTACHED  
LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): FREE  
AND CLEAR

and that  
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all  
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$48,600.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes  
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on DECEMBER 26<sup>th</sup> 2012; any  
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-  
MINE 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.

STATE OF OREGON, County of Klamath

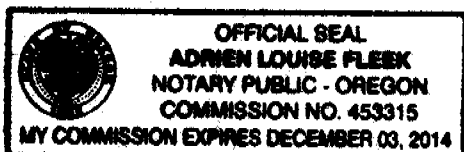
This instrument was acknowledged before me on December 26, 2012  
by Timothy A. Manger and Debra L. Manger

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires 12-3-14

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

A tract of land situated in Lot 8 and Lot 9 Block 2 of Subdivision of Tracts 2B and 3, HOMEDALE, in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 8; thence South 00° 00' 09" East 154.90 feet to the Southeasterly corner of said Lot 8; thence North 50° 57' 37" West, along the line common to said Lots 8 and 9, 416.05 feet; thence North 76° 34' 13" West 42.68 feet to the West line of said Lot 9; thence North 00° 20' 00" East, along the West line of said Lots 8 and 9, 59.90 feet, more or less, to a point from which the Northwestern corner of said Lot 8 bears North 00° 20' 00" East 77.10 feet; thence North 82° 05' 19" East 34.49 feet; thence North 89° 48' 06" East 69.57 feet to a point on the Northerly line of said Lot 8; thence South 55° 04' 30" East 317.83 feet to the point of beginning, with bearings based on recorded Survey No. 1303.