

1st 1989130-SA



After recording return to:
Jesse Devette and Kaitlin Devette
7522 Kings Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jesse Devette and Kaitlin Devette
7522 Kings Way
Klamath Falls, OR 97603

File No.: 7021-1989130 (SFA)
Date: January 11, 2013

2013-000553
Klamath County, Oregon
01/15/2013 03:24:19 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ray D McDaniel, Grantor, conveys and warrants to **Jesse Devette and Kaitlin Devette**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$174,000.00**. (Here comply with requirements of ORS 93.030)

F 47-

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 14 day of January, 2013.

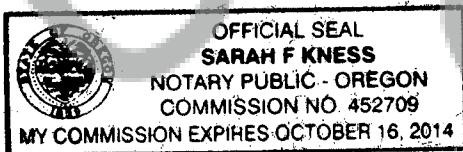
Ray D. McDaniel
Ray D McDaniel
attorney in fact

STATE OF Oregon)

) ss.

County of Klamath)

This instrument was acknowledged before me on this 14 day of Jan, 2013
by **Ray D McDaniel**.



Notary Public for Oregon

My commission expires: 10/16/2014

EXHIBIT A

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

A PORTION OF THAT LAND DESCRIBED IN VOLUME M78 PAGE 23635, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, RECORDED OCTOBER 20, 1978, SAID TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' 10" WEST 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 575.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 02' 03" EAST 205.00 FEET; THENCE NORTH 89° 51' 42" WEST 250.00 FEET; THENCE NORTH 00° 02' 03" WEST 205.00 FEET; THENCE SOUTH 89° 51' 42" EAST 250.00 FEET TO THE TRUE POINT OF BEGINNING.