

1st  
1995444-SA



After recording return to:  
David V Gardner and Mary L Gardner  
765 Hansen Ave. South  
Salem, OR 97302

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David V Gardner and Mary L Gardner  
765 Hansen Ave. South  
Salem, OR 97302

File No.: 7021-1995444 (SFA)  
Date: November 21, 2012

THIS SPACE RESERVED FOR RECORD

2013-000595

Klamath County, Oregon

01/16/2013 12:12:31 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Michael R Glass and Marjorie A Glass, husband and wife**, Grantor, conveys and warrants to **David V Gardner and Mary L Gardner, husband and wife**, 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)

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 10 day of January, 2013.

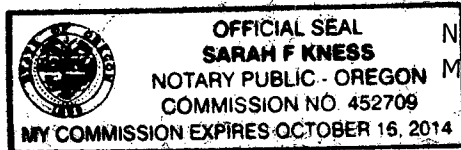
Michael R Glass  
Michael R Glass

Marjorie A Glass  
Marjorie A Glass

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 10 day of January, 2013  
by **Michael R Glass and Marjorie A Glass.**

Sarah F Kness



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:

**PARCEL 1:**

A PARCEL OF LAND LOCATED IN THE NE1/4 NW1/4, SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF PINE GROVE ROAD AND ON THE NORTH SOUTH CENTER OF SECTION LINE, SAID POINT BEING SOUTH 00 DEGREES 06' WEST, A DISTANCE OF 51 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 9 AND 14; THENCE CONTINUING SOUTH 00 DEGREES 06' WEST, A DISTANCE OF 513.93 FEET TO AN IRON PIN; THENCE WEST A DISTANCE OF 160 FEET TO A POINT; THENCE NORTH 21 DEGREES 02'55" WEST, A DISTANCE OF 288.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PINE GROVE ROAD; THENCE NORTH 39 DEGREES 52' EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 207.01 FEET TO A POINT MARKING THE BEGINNING OF A 21.3 DEGREE CURVE TO THE RIGHT, WHICH HAS A LONG CHORD THAT BEARS NORTH 56 DEGREES 52' EAST AND A CHORD LENGTH OF 157.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M96, PAGE 9600, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, TO BE COMBINED WITH THAT TRACT OF LAND DESCRIBED IN DEED VOLUME M95, PAGE 31259, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE ROAD MARKING THE NORTHEAST CORNER OF SAID DEED VOLUME M95, PAGE 31259, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9, TOWNSHIP 39, RANGE 10 EAST OF THE WILLAMETTE, MERIDIAN, KLAMATH COUNTY, OREGON, BEARS NORTH 00°06'00" EAST, 51.0 FEET; THENCE ALONG SAID RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 14°58'11" EAST, 256.48 FEET AND CENTRAL ANGLE EQUALS 23°19'12") 104.39 FEET; THENCE SOUTH 00°06'00" WEST, 420.25 FEET TO A POINT ON THE NORTH LINE OF PROPERTY LINE ADJUSTMENT 23.96; THENCE SOUTH 89°59'00" WEST, 103.50 FEET TO A POINT ON THE EAST LINE OF SAID DEED VOLUME M95, PAGE 31259, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 00°06'00" EAST, 414.45 FEET TO THE POINT OF BEGINNING.