



THIS SPACE RESERVED FOR

2013-000660
Klamath County, Oregon
01/18/2013 09:04:01 AM
Fee: \$47.00

After recording return to:

Frank P. Consentino

PO Box 484

Moose, WY 83012

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

Frank P. Consentino

PO Box 484

Moose, WY 83012

Escrow No. SR144458LI

Title No. 0096135

SWD r.020212

STATUTORY WARRANTY DEED

James R. Wolfe and Geraldine A. Wolfe, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Frank P. Consentino,

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

TL 2800&2900

ID#R88327,R88309

The true and actual consideration for this conveyance is **\$72,000.00**.

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:

47 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 17 day of January, 2013.

James R. Wolfe
James R. Wolfe

Geraldine A. Wolfe
Geraldine A. Wolfe

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan. 17th, 2013 by James R. Wolfe and Geraldine A. Wolfe.



Heather Scurba
(Notary Public for Oregon)

My commission expires FEB. 9, 2014

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of land in the E1/2 of the NE1/4 of Section 19 Township 28 South, Range 8 East of the Willamette Meridian, shown as parcel 4 on Survey Map No. 1343 filed in the office of the Klamath County Surveyor, Klamath County, Oregon, more particularly described as follows: Beginning at the SW corner of the North Beaver Marsh Addition to Beaver Marsh which point is marked by a 1" iron pipe; thence S0° W 766.37 feet to a 1" iron pipe and the true point of beginning. Thence S 73° 04' 30" East 780.75 feet to a 5/8" iron pin, thence South 16° 59' W 297.0 feet to a 5/8" iron pin. Thence North 73° 04' 30" West 630.54 feet to a 1/2" iron pipe. Thence North 0° 05' East 310.30 feet to the true point of beginning. EXCEPTING therefrom that portion conveyed to the County of Klamath in the State of Oregon by Warranty Deed recorded May 20, 1969 in Volume M69 page 03765.

PARCEL 2:

A tract of land situated in the E1/2 of the NE1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at the Southwest corner of the SE1/4 of the NE1/4; thence North 89° 59' East (by record North 89° 58' 35" East) 529.50 feet; thence North 16° 59' East 649.67 feet; thence North 73° 04' West 690.54 feet to a 1/2 inch iron pipe set in the West line of the E1/2 of NE1/4; thence South 0° 05' West (by record South 0° 04' 30" West) 840.01 feet to the point of beginning. EXCEPTING therefrom that portion conveyed to the County of Klamath in the State of Oregon by Warranty Deed recorded May 20, 1969 in Volume M69 page 03765.