

1st
1995417-AF

2013-001357

Klamath County, Oregon

02/06/2013 12:09:58 PM

Fee: \$47.00



After recording return to:

Lori A. Lester
2423 Homedale Road
Klamath Falls, OR 97603

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

Lori A. Lester
2423 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-1995417 (SFA)

Date: November 21, 2012

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Janet R. Pierce as to an undivided one-half interest and The Heirs and/or devisees of the Estate of Opal Marcella Pisan, deceased, as to an undivided one-half interest, Grantor, conveys and warrants to Janet R. Pierce and Lori A. Lester, as to an undivided one-half interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A PORTION OF LOTS 8 AND 9 BLOCK 2, BAILEY TRACTS NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 9 BLOCK 2, BAILEY TRACTS NO. 2, WHICH BEARS N. 00°02' E. 60 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 9; THENCE S. 89°59' E. 149 FEET TO THE EAST LINE OF LOT 8, SAID BLOCK 2; THENCE N. 0°02' E. ALONG THE EAST LINE OF SAID LOT 8, 75 FEET; THENCE N. 89°59' W. 149 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 9; THENCE S. 0°02' W. ALONG THE WEST LINE OF SAID LOT 9, 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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 **\$91,000.00**. (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 25 day of January, 2013

Janet R. Pierce

The Heirs and/or Devisees of the Estate of
Opal Marcella Pisan, deceased


Garry Martin, Personal Representative

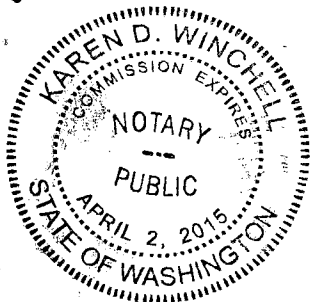
STATE OF ~~Oregon~~ Washington)
)ss.
County of ~~Klamath~~ Clack)

This instrument was acknowledged before me on this 25 day of January, 2013
by Janet R. Pierce and The Heirs and/or Devises of the Estate.

Gacey Martin

Green William Beal

Notary Public for ~~Oregon~~ Washington
My commission expires: 4/2/15



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 22 day of January, 2013.

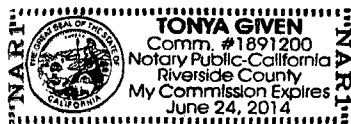
Janet R. Pierce
Janet R. Pierce

The Heirs and/or Devisees of the Estate of
Opal Marcella Pisan, deceased

Gary Martin, Personal Representative

STATE OF ~~Oregon~~ ²⁸ California
County of ~~Klamath~~ ²¹ Riverside ss.

This instrument was acknowledged before me on this 22 day of January, 2013
by Janet R. Pierce and The Heirs and/or Devisees of the Estate.



Tonya Given
Notary Public for ~~Oregon~~ ²⁸ California
My commission expires: 6-24-14