

1st 2033227-AR



After recording return to:  
Guy Meredith Stuart and Esther  
Stuart  
1075 Sevier Road  
Cool, CA 95614

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Guy Meredith Stuart and Esther Stuart  
1075 Sevier Road  
Cool, CA 95614

File No.: 7021-2033227 (ALF)  
Date: February 01, 2013

THIS SPACE RESERVED FOR RECORD

**2013-001423**  
Klamath County, Oregon  
02/07/2013 03:07:28 PM  
Fee: \$42.00

### STATUTORY WARRANTY DEED

**Ray N. Olsen and Barbara L. Olsen, husband and wife**, Grantor, conveys and warrants to **Guy Meredith Stuart and Esther Stuart, husband and wife**, 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:

**The South 1/2 of Southwest 1/4 of Southeast 1/4, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**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 **\$54,900.00**. (Here comply with requirements of ORS 93.030)

P 42-

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 6 day of FEBRUARY, 2013.

Ray N. Olsen  
Ray N. Olsen

Barbara L. Olsen  
Barbara L. Olsen

STATE OF OHIO )  
County of PORTAGE ) ss.

This instrument was acknowledged before me on this 6 day of FEBRUARY, 2013  
by **Ray N. Olsen and Barbara L. Olsen.**

Nancy I. Campbell  
Notary Public for THE STATE OF OHIO  
My commission expires: MARCH 15, 2014

**NANCY I. CAMPBELL**  
NOTARY PUBLIC • STATE OF OHIO  
Recorded in Portage County  
My commission expires Mar. 15, 2014