



THIS SPACE RESERVED FOR RECORDER'S USE

2013-001911

Klamath County, Oregon

02/20/2013 03:58:35 PM

Fee: \$47.00

After recording return to:

David E. Sommer

18602 Couch Market Road

Bend, OR 97701

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

David E. Sommer

18602 Couch Market Road

Bend, OR 97701

Escrow No. SR141601TI

Title No. 0094830

SWD r.020212

STATUTORY WARRANTY DEED

Merrie L. Schrott,

Grantor(s), hereby convey and warrant to

David E. Sommer,

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:

Key #138773

2310-036A0-00500-000

The true and actual consideration for this conveyance is **\$119,900.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

Handwritten signature

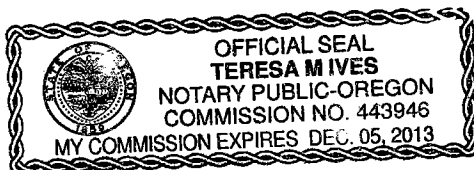
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 23 day of Aug, 2012

Merrie L. Schrott
Merrie L. Schrott

State of Oregon
County of ~~KLAMATH~~ Deschutes

This instrument was acknowledged before me on Aug 23, 2012 by Merrie L. Schrott.



Teresa Mives

(Notary Public for Oregon)

My commission expires 12/5/13

EXHIBIT "A"

TOGETHER WITH Agreement for Easement for ingress and egress dated October 15, 1993, recorded December 1, 1993 in Volume M93 at page 31847, Microfilm records of Klamath County, Oregon.

ALSO TOGETHER WITH a 20 foot wide access easement and the rights and privileges of access and egress engendered by said easement, the centerline of which is described as follows:

Beginning at a point on the East line of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which is 329.79 feet North 1° 04' 49" East along said East line from the quarter corner of said Section 36; thence North 89° 32' 59" West 652.51 feet; thence North 1° 43' 00" East 682.80 feet to its terminus, all of the above described lying within Section 36, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

ALSO TOGETHER WITH a 20 foot wide access easement for ingress and egress, the southerly line being described as follows:

Beginning at the Southeast corner of said deed recorded in Volume M90 at Page 1816; thence along the Southerly line of said deed North 89° 32' 59" West 372.84 feet to a point, said point lying on said Southerly line South 89° 32' 69" East 287.36 feet from the Southwest corner of said deed