

137
2036393-
DMS

2013-002045

Klamath County, Oregon

02/25/2013 10:58:32 AM

Fee: \$52.00



After recording return to:
Kevin C Johnston
5420 Wocus Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Kevin C Johnston
5420 Wocus Road
Klamath Falls, OR 97601

File No.: 7021-2036393 (DM)
Date: February 08, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Martha Spencer and Julie Finley, each as to an undivided one-half interest, as tenants in common, Grantor, conveys and warrants to **Kevin C Johnston**, 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 parcel of land in the NE 1/4 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the center of said Section 7, thence North 89°49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6°02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89°49' West, 486.54 feet; thence South 6°02' West 90.0 feet; thence South 89°49' East 486.54 feet to the West line of the said Highway; thence North 6°02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6°02' East from a point on the Section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89°49' West from the 1/4 section corner between Sections 7 and 18; running thence North 89°49' West 486.54 feet; thence North 6°02' East 90.0 feet; thence South 89°49' East 486.54 feet; thence South 6°02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING;

A parcel of land situated in the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Consideration \$ 55,000.00

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06°02'00" East 1626.81 feet from a point which is North 89°41'21" West, 770.34 feet from the 1/4 corner common to Sections 7 and 18 of said township and range; thence North 89°49'00" West 243.27 feet, along the South line of that property described in Klamath County Deed records Volume M80 page 9997, to the true point of beginning of this description; thence North 89°49'00" West 243.27 feet; thence North 06°02'00" East 180.00 feet; thence South 89°49'00" East 243.27 feet; thence South 06°02'00" West 180.00 feet to the true 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 **\$55,000.00**. (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 22nd day of February, 2013.

Martha H. Spencer
Martha Spencer

Julie Finley

STATE OF Virginia)
County of Henrico) ss.

This instrument was acknowledged before me on this 22 day of February, 2013
by Martha Spencer and Julie Finley

Julie R. Coram
Notary Public for Virginia
My commission expires:

September 30, 2015

JACQUELINE R. CORAM
NOTARY PUBLIC 7500430
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 9-30-15

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.

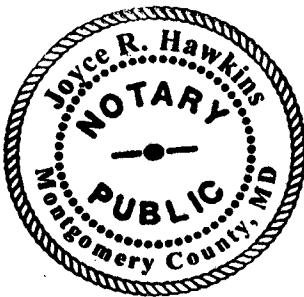
Dated this 22 day of February, 2013.

Martha Spencer

Julie Finley
Julie Finley

STATE OF MARYLAND)
County of MONTGOMERY) ss.

This instrument was acknowledged before me on this 22nd day of FEBRUARY, 2013
by **Martha Spencer and Julie Finley.**



Joyce R. Hawkins
Notary Public for Montgomery County, MD
My commission expires: July 24, 2014