

2013-002065

Klamath County, Oregon

02/25/2013 03:26:33 PM

Fee: \$62.00



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**.

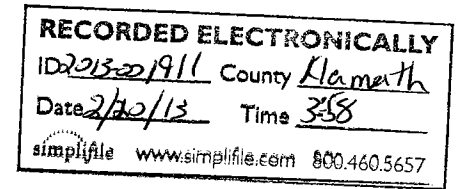
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Rerecorded to correct legal. Previously recorded in 2013-001911.



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47001

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 $1^{\circ} 04' 49''$ East along said East line from the quarter corner of said Section 36; thence North $89^{\circ} 32' 59''$ West 652.51 feet; thence North $1^{\circ} 43' 00''$ 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 $89^{\circ} 32' 59''$ West 372.84 feet to a point, said point lying on said Southerly line South $89^{\circ} 32' 69''$ East 287.36 feet from the Southwest corner of said deed

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 NE1/4 Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 667.64 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the SE1/4 of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 24' 66" East 663.70 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 16' 52" West 667.45 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

AND a portion of the SE1/4 NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the one-sixteenth section line which is 332.87 feet North 1° 03' 55" East along the one-sixteenth section line from the Southwest corner of the Southeast of the NE1/4 of Section 36, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89° 32' 59" East 659.95 feet; thence North 1° 43' 00" East 331.40 feet; thence North 89° 24' 58" West 663.70 feet to the one-sixteenth section line; thence South 1° 03' 55" West 332.87 feet along the one-sixteenth section line to the point of beginning.

EXCEPTING THEREFROM that portion lying Easterly of the following described line:

Beginning at a point on the Southerly line of the land described in said deed recorded in Volume M-90 at Page 1816. Said point lying thereon South 89° 32' 32" East 330.10 feet from the Southwest corner of said deed; thence North 01° 25' 01" East, 409.38 feet; thence South 88° 34' 59" East, 28.00 feet; thence North 01° 25' 01" East, 35.00 feet; thence North 88° 34' 53" West, 28.00 feet; thence North 01° 25' 01" East, 220.01 feet to a point on the Northerly line of land described in said deed recorded in Volume M-93 at Page 33688. Said point lying thereon South 89° 15' 45" East, 333.60 feet from the Northwest corner of said deed.