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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-002333

Klamath County, Oregon



00132204201300023330020020

03/04/2013 11:49:59 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Cleo Atchley
P.O. Box 45
Sprague River, Ore. 97639
Grantor's Name and Address

Leah Blue Gentry
P.O. Box 45
Sprague River, Ore. 97639
Grantee's Name and Address

After recording, return to (Name and Address):

Leah Blue Gentry
P.O. Box 45
Sprague River, Ore. 97639

Until requested otherwise, send all tax statements to (Name and Address):

Same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Cleo Atchley do convey my undivided one-half interest as follows hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Leah Blue Gentry

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A part of lot 13, located in Section 14, Township 36 South Range 10 East of the Willamette Meridian and described as follows: Beginning at a point which lies south along the Section line a distance of 1,980 ft. from the iron pin that marks the North West corner of Section 94, thence East a distance of 1,113 ft. thence South a distance of 460 ft. thence West a distance of 470 ft. thence South a distance of 50 ft. thence West a distance of 70 ft. thence North a distance of 50 ft. thence West a distance of 573 ft. thence North a distance of 460 ft. to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

Continued

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 4, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

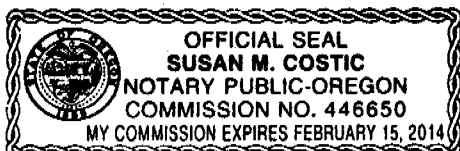
This instrument was acknowledged before me on March 4, 2013
by Cleo Marie Atchley

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2/15/14

and excepting that part contained within the above parcel that is a 60 ft. wide right of way conveyed by deed to Klamath County and recorded in Volume 85, page 614, deed records of Klamath County and recorded in ~~Volume 85, page 614~~

And excepting that part contained within the above described parcel that is a 100 ft. x 110 ft. lot that is owned by Klamath County. described as follows: beginning at a point which lies South along the section line a distance of 1,980 ft. from the iron pin that marks the North West corner of section 14. Thence East a distance of 463 ft. thence South a distance of 100 ft. thence East a distance of 110 ft. thence North a distance of 100 ft. thence West a distance of 110 ft. to the point of beginning.

Note: This deed also conveys all structures located within the bounds of the above described deed to the grantee above named.