

1st 1986290-ALF



After recording return to:
Mark McCleary
2010 Hope St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Mark McCleary
2010 Hope St
Klamath Falls, OR 97603

File No.: 7021-1986290 (ALF)
Date: February 06, 2013

2013-002703

Klamath County, Oregon

03/12/2013 03:46:15 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Kenneth D Coombe and Deborah D Coombe, husband and wife, Grantor, conveys and warrants to **Mark McCleary**, 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 PORTION OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, OREGON, THENCE NORTH 0° 14' EAST 33.5 FEET, THENCE NORTH 89° 52' WEST 994.5 FEET TO THE TRUE BEGINNING POINT; THENCE NORTH 89° 52' WEST 146.0 FEET; THENCE NORTH 0° 14' EAST 574.7 FEET; THENCE SOUTH 89° 57' EAST 146.0 FEET; THENCE SOUTH 0° 14' WEST 574.0 FEET TO THE 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 **\$142,865.00**. (Here comply with requirements of ORS 93.030)

\$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 12 day of March, 2013.

Kenneth D. Coombe
Kenneth D Coombe

Deborah D Coombe
Deborah D Coombe

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12 day of March, 2013
by **Kenneth D Coombe and Deborah D Coombe**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-14

