



THIS SPACE RESERVED FOR RECORDER'S USE

2013-003241

Klamath County, Oregon

03/27/2013 09:14:43 AM

Fee: \$47.00

After recording return to:

JOHN C. PRATT

26639 ROCKY POINT ROAD

KLAMATH FALLS, OR 97601

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

JOHN C. PRATT

26639 ROCKY POINT ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT96147-SH

Title No. 0096147

SWD r.020212

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**STATUTORY WARRANTY DEED**

**KATHARINE H. SLOAN,**

Grantor(s), hereby convey and warrant to

**JOHN C. PRATT,**

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**

The true and actual consideration for this conveyance is **\$130,000.00**.

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:

42 AMT

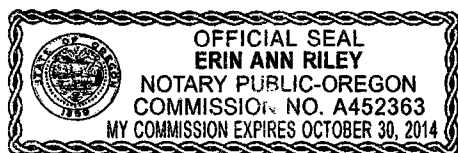
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of March, 2013

Katharine H. Sloan  
KATHARINE H. SLOAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 13, 2013 by KATHARINE H. SLOAN.



Erin Ann Riley  
(Notary Public for Oregon)

My commission expires 10-30-2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly right of way line of Rocky Point Road (formerly known as Westside Road) from which an "X" chiseled in a rock marking Northwest corner of the SW1/4 NE1/4 of said Section 3 bears North 28°28'51" West 496.20 feet; thence South 27°42'36" East 57.62 feet; thence South 12°08'15" West 81.74 feet; thence South 31°25'31" West 125.14 feet; thence South 24°10'15" West 178.94 feet; thence North 75°37'08" West 161.03 feet; thence North 46°18'44" West 122.21 feet to the Southeasterly right of way line of said Rocky Point Road; thence along said Southeasterly right of way line North 53°28'00" East 464.55 feet to the point of beginning; with bearings based on County Survey No. 5942.