

After recording return to:
Dean B Warner and Kris L Warner
12355 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Dean B Warner and Kris L Warner
12355 Hwy 66
Klamath Falls, OR 97601

File No.: 7021-2050597 (DM)
Date: March 06, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John M Stewart, Grantor, conveys and warrants to Dean B Warner and Kris L Warner as Husband and Wife, 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 consisting of the North 312.00 feet (as measured along the East and West boundaries from the North boundary thereof) of that tract of real property recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon, described therein as being situated in the E 1/2 SE 1/4 SE 1/4 of Section 29 and in the W 1/2 SW 1/4 SW 1/4 of Section 28, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. ALSO, an easement for way of ingress and egress to the above described parcel of land from the Klamath Falls-Ashland Highway, the non-exclusive right of use of a 16.0 foot existing roadway, the centerline of which is particularly described as follows: Beginning at a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway, distant 398.5 feet Easterly of the most Southwesterly corner of that tract of land designated as Parcel No. 1 recorded in Volume 266 page 629 of Deed records of Klamath County, Oregon; thence North following the centerline of aforesaid existing roadway 1987.0 feet; thence North 65°00' East, 117.0 feet; thence North 91.0 feet; thence North 24°00' West, 205.0 feet, more or less, to a point 8.0 feet distant Easterly from the West boundary of aforesaid tract of real property recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon; thence North parallel with an 8.0 feet distant Easterly from said West boundary 200.0 feet more or less, to the South boundary of that parcel of land to which this pertains.

Subject to:

Page 1 of 4

Consideration \$65,000.00

F52-

APN: M68312

Statutory Warranty Deed
- continued

File No.: 7021-2050597 (DM)

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 **\$65,000.00**. (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 27 day of MARCH, 2013.



John M Stewart

STATE OF _____

County of _____

) Please see attached
) ss. California Acknowledgment

This instrument was acknowledged before me on this _____ day of _____, 20____
by John M Stewart.

Notary Public for _____
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

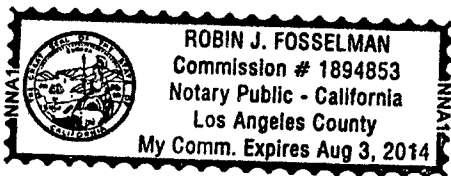
County of Los Angeles

On March 27, 2013 before me, Robin J. Fosselman, Notary Public

personally appeared John M. Stewart

Here Insert Name and Title of the Officer

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Robin J. Fosselman

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: _____

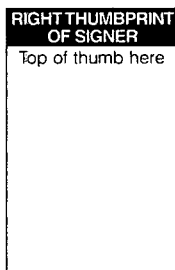
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

