

1st
2050267-
LW



After recording return to:
James Streeter and Janet Streeter
236 SW 12th Street
Cedaredge, CO 81413

Until a change is requested all tax
statements shall be sent to the
following address:
James Streeter and Janet Streeter
236 SW 12th Street
Cedaredge, CO 81413

File No.: 7021-2050267 (LW)
Date: March 19, 2013

THIS SPACE RESERVED FOR RECORD

2013-003540

Klamath County, Oregon

04/03/2013 12:10:38 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Charles L Bornamann and Shelly A Bornamann, Trustees of the Charles & Shelly Bornamann Trust. per agreement, dated August 2, 2006, Grantor, conveys and warrants to **James Streeter and Janet Streeter, husband and wife, Tenants by the Entirety**, 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:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, distant 660 feet from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of the Keno-Worden Highway; thence Northwesterly along the said Easterly line of said Highway to the point where said line intersects the West line of said Lot 8; thence North along said West line to the Northwest corner of said Lot 8; thence East along the North line of said Lot 8 to the Northeast corner of said Lot; thence South along the East line of said Lot to the point of beginning.

EXCEPT THEREFROM a portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Consideration \$169,281.37

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning on this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

LESS AND EXCEPT a tract of land situated in Government Lot 8 (SW1/4 SE1/4) of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the Keno-Worden Road from which the South quarter corner of said Section 6 bears South 20° 58' 15" West, along said Easterly line, 160.00 feet and South 07° 12' 03" West 677.55 feet; thence North 20° 58' 15" West, along said Easterly line 43.00 feet; thence South 89° 24' 57" East 200.00 feet; thence South 20° 58' 15" East 43.00 feet; thence North 89° 24' 57" West 200.00 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 **\$169,281.37**. (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 1st day of April, 2013.

Charles L Bornamann and Shelly A
Bornamann, Trustees of the Charles & Shelly
Bornamann Trust. per agreement, dated
August 2, 2006

Charles L Bornamann TRUSTEE
Charles L. Bornamann, Trustee

Shelly A Bornamann, Trustee
Shelly A. Bornamann, Trustee

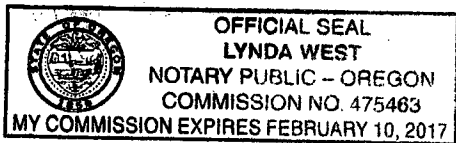
APN: R621731

Statutory Warranty Deed
- continued

File No.: 7021-2050267 (LW)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1st day of April, 2013
by Charles L. Bornamann, Trustee; Shelly Bornamann Trustee as of Charles L Bornamann and Shelly A
Bornamann, Trustees of the Charles & Shelly Bornamann Trust. per agreement, dated August 2, 2006, on
behalf of the .



Lynda West

Notary Public for Oregon

My commission expires: 2/10/17