

2013-003779 Klamath County, Oregon 04/09/2013 03:22:08 PM

Fee: \$42.00

After recording return to:

Mitchell D. Cain

24551 Hwy. 140 E.

Dairy, OR 97625

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

Mitchell D. Cain 24551 Hwy. 140 E. Dairy, OR 97625

Escrow No. MT97135-SH

Title No. 0097135

SWD r.020212

## STATUTORY WARRANTY DEED

Danton S. Maxwell and Norma B. Maxwell, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Mitchell D. Cain and Juliana Van Sickle not as tenants in common, but with right of survivorship,

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:

## EXHIBIT "A" LEGAL DESCRIPTION

A portion of Sections 17 and 20, Township 39 South, Range 9 East, Willamette Meridian in Klamath County, Oregon, more particularly described as follows:

Starting at an iron pin at the intersection of the Northerly right-of-way line of Joe Wright Road with the Easterly right-of-way line of The Dalles-California Highway 97 in the NE1/4 NE1/4 of Section 19, Township 39 South, Range 9 East, Willamette Meridian; thence South 63°09'52" East along the Northerly right-of-way line of Joe Wright Road a distance of 496.60 feet to a point; thence North 89°28'26" East along the Northerly right-of-way line of Joe Wright Road a distance of 272.50 feet to the point of beginning on the Northerly right of way line of Joe Wright Road; thence North a distance of 1,440.90 feet to a point; thence North 89°52'48" East a distance of 302.50 feet to a point; thence South 89°28'26" West a distance of 302.50 feet along the Northerly right of way line of Joe Wright Road to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE: R-3909-02000-00800-000

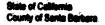
The true and actual consideration for this conveyance is \$20,000.00.

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 Ami

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 FOUTH day of HPRIL	
Danton S. Maxwell	Norma B. Mascwell
State of Oregon CA Sawa Barbara	
This instrument was acknowledged before me on Maxwell.	April 4th, 2013 by Danton S. Maxwell and Norma B.
	(Notary Public for O <del>regon)</del> CA
Му	commission expires 11/09/13



On 04 64 / Shakes the Second No. Million Public

personally appeared Dantin S. Marale M. Morma B. Marule M. who proved to me on the basis of satisfactory evidence to be the personal whose name (b) also subscribed to the within instrument and administrated to me that helpholicity executed the same in the personal participation and by higher (a) personal participation on the instrument the personal provider entity upon behalf of which the personal acted, executed the instrument.

I cartify under PENALTY of PERJURY under the tonic of the date of California that the foregoing perspraph is time and correct.



