

1st  
2038551-  
ALF



After recording return to:  
John H Todd  
1211 Chocktook St  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John H Todd  
1211 Chocktook St  
Chiloquin, OR 97624

File No.: 7021-2038551 (ALF)  
Date: February 14, 2013

THIS SPACE RESERVED FOR RECORD

2013-003900  
Klamath County, Oregon  
04/12/2013 01:28:37 PM  
Fee: \$47.00

### STATUTORY WARRANTY DEED

**Noel W. Lane, Jr. as Trustee for the Noel W. Lane Jr., Trust dated October 7, 2002**, Grantor, conveys and warrants to **John H Todd**, 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 that tract of land described in Volume M80 at page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:**

**Beginning at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89°48'05" East, 420 feet along the North boundary of said tract of land to a 5/8" iron rod; thence South 20°44'15" East 366.86 feet to a 5/8" iron rod on the South boundary of said tract of land; thence South 89°55'16" West 420 feet along said South boundary to a 5/8" iron rod on the Easterly right of way line of Chiloquin-Klamath Agency Highway; thence North 23°19'52" West, 428.48 feet along said Easterly right of way line to a 5/8" iron rod on the Section line common to Sections 33 and 34, Township 34 South, Range 7 East, Willamette Meridian; thence North 00°16'37" East 40.59 feet along said Section line to the point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.**

**Subject to: A road easement 30 feet in width for ingress and egress over and across a 30 feet wide portion of the above described parcel being Easterly and adjacent to the Northerly 190.59 feet of the Westerly boundary thereof, also over and across the North 30 feet of the above described parcel.**

**Subject to:**

APN: **R739678**

Statutory Warranty Deed  
- continued

File No.: **7021-2038551 (ALF)**

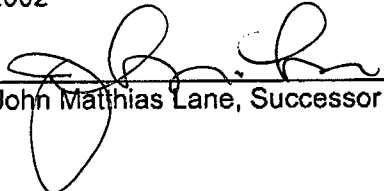
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$155,000.00**. (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.

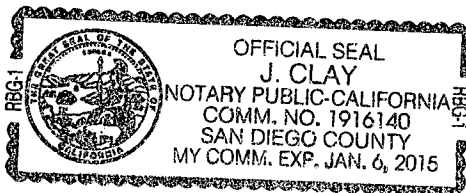
Dated this 08 day of April, 2013.

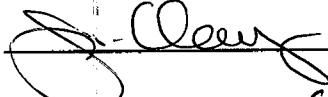
John Matthias Lane Successor Trustee of the  
Noel W. Lane Jr., Trust dated October 7,  
2002

 Trustee  
John Matthias Lane, Successor Trustee

STATE OF ~~Oregon~~ Calif )  
 )ss.  
County of ~~Klamath~~ San Diego )

This instrument was acknowledged before me on this 8 day of April, 2013  
by as of John Matthias Lane Successor Trustee of the Noel W. Lane Jr., Trust dated October 7, 2002, on  
behalf of the .



  
Notary Public for ~~Oregon~~ Calif.  
My commission expires: Jan 6 2015