

**Fee: \$42.00**

Richard J. Walsh
c/o 5842 Henley Road
Klamath Falls, Oregon 97603

5842 Henley Road
Klamath Falls, Oregon 97603


Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

I, Richard J. Walsh, Grantor, Convey to Russell J. Walsh and Edith G. Walsh, Trustees of the Walsh Family Trust dated March 27, 1996, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The property conveyed herein includes and hereby conveys the real property received by me in Deed recorded at Klamath County Deed Records M83, Page 13020 and page following.

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.

of April, 2013.



Richard J. Walsh

The foregoing instrument was acknowledged before me this 17 day of April, 2013 by Richard J. Walsh.



My Commission expires: 3-20-46

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of section 26, T39S, R9EWM, Klamath County, Oregon, being a portion of the tract of land described in recorded Contract, Deed Volume M76-13093 of the Klamath County deed records, being more particularly described as follows:

Beginning at a 5/8-inch iron pin with plastic cap on the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, and being S45°10'13"W 1885.21 feet and S00°03'51"W 750 feet from the northeast corner of said section 26; thence S00°03'51"W 576.28 feet to the southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S89°59'39"W, along the south line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 778.77 feet to the southeast corner of that tract of land described in Deed Volume 272, page 310 of said Klamath County deed records; thence N21°54'13"W (N21°30'15"W by said deed volume 272, page 310), along the easterly line of said deed volume 272, page 310, 620.59 feet to 5/8-inch iron pin with plastic cap, said iron pin being S00°03'51"W 750.00 feet from the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°59'04"E 1010.93 feet to the point of beginning, containing 11.83 acres, with bearings based on survey No. 1957 as recorded in the office of the Klamath County Surveyor.

A

Exhibit
Page 1 of 1