

**2013-004120**

Klamath County, Oregon

04/18/2013 12:06:23 PM

Fee: \$42.00

After recording return to:

Stephen T. Scarborough

363 S. 2nd St.

Lebanon, OR 97355

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

Stephen T. Scarborough

363 S. 2nd St.

Lebanon, OR 97355

Escrow No. MT97340-LW

Title No. 0097340

SWD r.020212

STATUTORY WARRANTY DEED**Gary Wells and Kristy Wells, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

Stephen T. Scarborough and Sharon Wallace Scarborough, as tenants by the entirety,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:A tract of land situated in the E1/2 of the SW1/4 and the NW1/4 of the SE1/4 of
Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath
County, Oregon, more particularly described as follows:Beginning at a point on the West line of said E1/2 of the SW1/4, said point
being South 89° 58' 36" East 1319.48 feet and South 00° 17' 46" West 1191.22
feet from the West 1/4 corner of said Section 29; thence South 00° 17' 46" West
along the West line of the E1/2 of the SW1/4, 365.91 feet; thence North 73° 20'
20" East 1445.82 feet; thence North 16° 39' 40" West 350.00 feet; thence South
73° 20' 20" West 1339.10 feet to the point of beginning.Together with an easement for ingress and egress recorded November 26, 1996 in
Volume M96, page 37235, Microfilm Records of Klamath County, Oregon.The true and actual consideration for this conveyance is **\$72,000.00**.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 AMT

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 18 day of April 2013

Gary Wells
Gary Wells

Kristy Wells
Kristy Wells

State of Oregon
County of Klamath

This instrument was acknowledged before me on April 18, 2013 by Gary Wells and Kristy Wells.

[Signature]

(Notary Public for Oregon)

My commission expires 2/5/15

