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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2013-004626

Klamath County, Oregon



00135061201300046260010013

05/01/2013 09:58:32 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

DANIEL C. Scheall Sr.

P.O. Box 1204

Port Townsend WA 98368

Grantor's Name and Address

JOHN W. CLAYTON LISA G. Clayton

3313 W. Cherry Lane #318

Meridian, ID 83642

Grantee's Name and Address

After recording, return to (Name and Address):

JOHN W. & LISA G. Clayton

3313 W. Cherry Lane #318

Meridian, ID 83642

Until requested otherwise, send all tax statements to (Name and Address):

JOHN W. & LISA G. Clayton

3313 W. Cherry Lane #318

Meridian, ID 83642

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Daniel C. Scheall Sr. TTEE for

Scheall Family Trust dated 06-02-1992

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. & LISA G. Clayton

tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows (legal description of property):

Klamath County, State of Oregon

R-4108-00600-00900

The Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 and the South 1/2 of the Southwest of the Southeast 1/4 of section 6, Township 41 South Range 8 east of the Willamette meridian, Klamath Co, Oregon Acres 28.83

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 49,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on April 30, 2013

by _____

This instrument was acknowledged before me on _____

by DANIEL C. SCHEALL, SR.

as Trustee

for of DANIEL C. SCHEALL Family Trust dated 6-2-92



OFFICIAL SEAL
LYNDA WEST
NOTARY PUBLIC - OREGON
COMMISSION NO. 475483
MY COMMISSION EXPIRES FEBRUARY 10, 2017

Notary Public for Oregon

My commission expires February 10, 2017