



THIS SP. 2013-004700
Klamath County, Oregon



05/02/2013 02:40:24 PM

Fee: \$47.00

After recording return to:

Samuel M. Hess

27611 Westside Road

Klamath Falls, OR 97601

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

Samuel M. Hess

27611 Westside Road

Klamath Falls, OR 97601

Escrow No. AP0800746

Title No. 0800746

SWD r.020212

STATUTORY WARRANTY DEED

Shirley M. Meillicke,

Grantor(s), hereby convey and warrant to

Samuel M. Hess and Marie L. Hess, husband and wife,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


The true and actual consideration for this conveyance is **\$89,000.00**.

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:

47 AMW

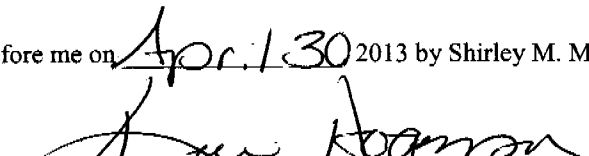
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30 day of April, 2013.


Shirley M. Meilicke

State of Oregon
County of Klamath

This instrument was acknowledged before me on Apr. 130 2013 by Shirley M. Meilicke.


(Notary Public for Oregon)

My commission expires 3-2-16



EXHIBIT "A"
LEGAL DESCRIPTION

NW1/4 of Government Lot 2 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion awarded to Klamath County, Oregon, by condemnation suit 73-95L, filed May 25, 1973 in the Circuit Court of the State of Oregon for the County of Klamath.

ALSO EXCEPTING any portion lying with Harriman Park, Klamath County, Oregon.

ALSO EXCEPTING and excluding therefrom all the following described real property situate in Klamath County, Oregon: That portion of the N1/2 of the NW1/4 of the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, that lies to the North of the Forest Highway 48.