



**2013-004931**  
Klamath County, Oregon  
05/07/2013 11:48:37 AM  
Fee: \$47.00

After recording return to:

David E. Rowley  
P.O. Box 453  
Merrill, OR 97633

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

David E. Rowley  
P.O. Box 453  
Merrill, OR 97633

Escrow No. MT97337-KR  
Title No. 0097337  
SWD r.020212

**STATUTORY WARRANTY DEED**

**Reeceann Fish,**

Grantor(s), hereby convey and warrant to

**David E. Rowley and Oma Rowley, 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:

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

The true and actual consideration for this conveyance is **\$235,000.00**.

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 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 2nd day of May, 2013.

[Signature]  
Reeceann Fish

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 2, 2013 by Reeceann Fish.



[Signature]  
(Notary Public for Oregon)

My commission expires 11/16/2015

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The NE1/4 NW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the following described property:

Beginning at a point on the Southerly right of way line of Anderson Road from which point a railroad spike marking the Northwest corner of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears North 30.0 feet and South 89° 53' 10" West 2256.16 feet distant; thence North 89° 53' 10" East 390.34 feet, more or less, along said Southerly right of way line to a point on the North-South center line of said Section 5; thence South 112.16 feet along said North-South center line to a point; thence South 76° 42' 30" West 136.70 feet to a point; thence North 81° 0' 30" West 125.00 feet to a point; thence North 60° 23' 00" West 108.27 feet to a point; thence North 29° 39' 20" West 80.28 feet; more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING that portion thereof lying within the right of way of Anderson Road.