

1st
2065922-
ALF



After recording return to:
Richard W Pope and Darlene T Pope
1883 Elm Street
Livermore, CA 94550

Until a change is requested all tax
statements shall be sent to the
following address:
Richard W Pope and Darlene T Pope
1883 Elm Street
Livermore, CA 94550

File No.: 7021-2065922 (ALF)
Date: April 02, 2013

2013-005556
Klamath County, Oregon
05/17/2013 11:58:46 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Garn G. Harris, as Trustee of the Garn G. Harris Living Trust dated May 3, 2006, or his successors in Trust, Grantor, conveys and warrants to **Richard W Pope and Darlene T Pope, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The following described real property situate in Klamath County, Oregon: A tract of land situated in the NE1/4 of Section 5, Township 40 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the North one-quarter corner of said Section 5 which point is on the centerline of the Old Midland County Road; thence South along an old existing fence line and fence line extended (said line being the one-quarter section line as described in deed Volume 326 Page 411, Klamath County, Deed records) a distance of 1363 feet to an old fence post; thence South 88°41'42" East (East by said deed record) 465.0 feet to a one-half inch iron pipe; thence North 71°52'00" West 303.76 feet to a steel fence post; thence North 52°33'00" East 237.03 feet to a steel fence post; thence North 25°14'00" West 143.78 feet to a steel fence post; thence North 18°26'00" East 192.44 feet to a steel fence post; thence North 28°03'00" East 472.17 feet to a steel fence post; thence North 47°49'00" East 463.30 feet to a steel fence post; thence continuing North 47°49'00" East 151.09 feet to a one-half inch iron pin in the center line of the said County Road; thence South 89°65'55" West (West by said Deed record) a distance of 948.31 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Consideration \$329,000.00

F.
52.00

APN: **R92134**

Statutory Warranty Deed
- continued

File No.: **7021-2065922 (ALF)**

The true consideration for this conveyance is **\$329,000.00**. (Here comply with requirements of ORS 93.030)

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 16 day of May, 2013.

Garn G. Harris, as Trustee of the Garn G. Harris Living Trust dated May 3, 2006, or his successors in Trust.

Garn Grant Harris
Garn Grant Harris, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 16 day of May, 2013 by as of Garn G. Harris, as Trustee of the Garn G. Harris Living Trust dated May 3, 2006, or his successors in Trust., on behalf of the .

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-14

