



THIS SPACE RESERVED FOR RECORDER'S USE

2013-006026

Klamath County, Oregon

05/29/2013 12:01:29 PM

Fee: \$47.00

After recording return to:

Lee M. Airoidi

6793 Cross Road

Klamath Falls, OR 97603

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

Lee M. Airoidi

6793 Cross Road

Klamath Falls, OR 97603

Escrow No. MT97688-SH

Title No. 0097688

SWD r.020212

STATUTORY WARRANTY DEED

Max D. Fenner and Vikki M. Fenner, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Lee M. Airoidi,

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 **\$345,000.00**.

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:

47AWJ

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 24 day of May, 2013

Max D. Fenner
Max D. Fenner

Vikki M. Fenner
Vikki M. Fenner

State of Oregon
County of Klamath

This instrument was acknowledged before me on May 24, 2013 by Max D. Fenner and Vikki M. Fenner.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of the SE1/4 of said Section 1; thence South 00° 04' 23" West along the West line of said SE1/4, 1266.99 feet to a 5/8 inch iron pin at the Northerly right of way line of a Southern Pacific Railroad track; thence South 33° 30' 10" East, along said railroad right of way line, 78.22 feet to a 5/8 inch iron pin at the South line of the N1/2 of said SE1/4; thence South 89° 45' 37" East along said South line N1/2 SE1/4, 1165.34 feet to a 5/8 inch iron pin at the Westerly right of way line of the Klamath Irrigation District No. 19 drain; thence along said Westerly right of way line of No. 19 drain the following courses and distances; North 18° 41' 36" West 474.44 feet; North 07° 27' 21" East, 379.19 feet; North 62° 32' 19" West, 150.26 feet; North 42° 01' 53" West, 461.08 feet; North 19° 02' 07" East 102.64 feet to a 5/8 inch iron pin on the North line of said SE1/4; thence North 89° 45' 40" West along said North quarter section line, 695.49 feet to the point of beginning.

TOGETHER WITH a 30.00 foot wide easement for the purpose of ingress and egress adjacent to and Southerly of the Southerly right of way line of said No. 19 drain and Northerly of the following described line: Commencing at a railroad spike marking the Northeast corner of said SE1/4 of Section 1; thence North 89° 45' 40" West along the North line of said SE1/4, 30.00 feet to a 3/4 inch iron pin on the Westerly right of way line of Oregon State Highway No. 39; thence South 00° 11' 45" West along said Westerly right of way line 504.23 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence leaving said Westerly right of way line South 39° 56' 26" West, 530.49 feet to a 5/8 inch iron pin; thence North 75° 05' 16" West, 647.21 feet to a 5/8 inch iron pin; thence North 54° 01' 20" West, 304.33 feet to a 5/8 inch iron pin; thence North 85° 24' 20" West 243.00 feet to a 5/8 inch iron pin at the Easterly right of way line of a branch of said No. 19 drain, the terminus of the above described easement.