

2013-006719

Klamath County, Oregon



00137587201300067190020022

WARRANTY DEED

06/14/2013 08:59:45 AM

Fee: \$42.00

Unless a change is requested,
all tax statements shall be sent to
Grantee at the following address:
Same as previous

After recording, this Deed
shall be delivered to:
RYAN P. CORREA
747 SW MILL VIEW WAY
BEND OR 97702

The true consideration for this transfer is \$none.

JON G. McKELLAR, Grantor, conveys and warrants to JON GREGORY McKELLAR
and SUSAN MARIE McKELLAR, Trustees, or a Successor Trustee, of the Jon and Susan
McKellar Trust, dated May 17, 2013, Grantee, the following described real property located in
Klamath County, Oregon:

Beginning at a point 528 feet East of an iron pin driven into the ground just inside the fence
corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9
East of the Willamette Meridian, on the property of Otis V. Saylor being the Southwest
corner of said property abutting on the Dalles-California Highway; thence North 330 feet;
thence East 132 feet; thence South 330 feet; thence West 132 feet to the point of beginning.

Beginning at a point 462 feet East of an iron pin driven into the ground just inside of the
fence corner at the Southwest corner of NW1/4 of Section 1, Township 39 South, Range 9
East of the Willamette Meridian on the property of Otis V. Saylor, being the Southwest
corner of said property abutting on the Dalles-California Highway; thence North 330 feet
to a point; thence East 66 feet to a point; thence South 330 feet to a point; thence West 66
feet to the point of beginning.

SAVING AND EXCEPTING there from any portion lying within the highway right of
way as contained in Warranty Deed recorded June 23, 1964 in Volume 354, page 75, Deed
records of Klamath County, Oregon

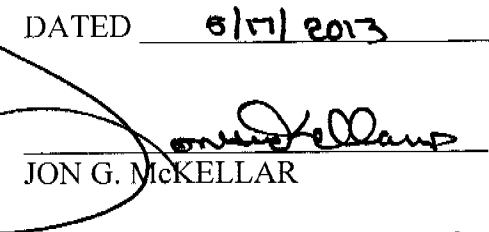
SUBJECT TO all exceptions to coverage contained in grantor's policy or policies of title
insurance insuring grantor's title to the subject property, if grantor has any such policy or policies

of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record and which an accurate survey or inquiry of parties in possession of the property would disclose.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor will have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained in this paragraph specifically do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of the liability of obligations.

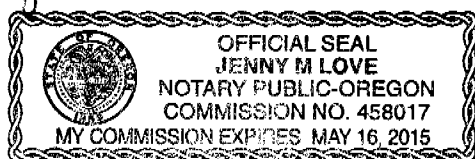
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED 6/17/2013.


JON G. McKELLAR

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 17 day of May, 2013, by JON G. McKELLAR.




Notary Public for Oregon