



Western Title & Escrow

Order Number: 74006

MTL 97424

2013-006802

Klamath County, Oregon

06/17/2013 09:44:16 AM

Fee: \$42.00

| Grantor |
|--|
| Albert L. McLoud Joann C. McLoud 63861 Hunters Circle Bend, OR 97701 |
| Grantee |
| Charles R. Humbert Amy M. Volk 135287 Hwy 97 N Crescent, OR 97733 |
| Until a change is requested, all tax statements shall be sent to the following address: |
| Charles R. Humbert Amy M. Volk 135287 Hwy 97 N Crescent, OR 97733 |

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Albert L. McLoud and Joann C. McLoud, as tenants by the entirety Grantors convey and warrant to

Charles R. Humbert, A Single Man and Amy M. Volk, A Single Woman, Grantees the following described real property free of encumbrances except as specifically set forth herein:

See Attached Legal Description

Account: **150053**

Map & Tax Lot: 2408036DA00100

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$125,000.00**. (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.

Executed this 13 day of June, 2013

Albert L. McLoud

Joann C. McLoud

State of **Oregon**, County of **Deschutes**) ss.

This instrument was acknowledged before me on this 13 day of June, 2013 by **Albert L. McLoud and Joann C. McLoud**

Notary Public for the State of Oregon

My commission expires: 7/13/14

4Z AMT

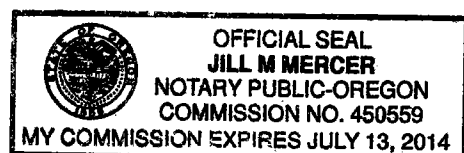


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of the Southeast 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence 407 feet West to the East right of way line of The Dalles California Highway; thence Southerly 100 feet parallel to said Highway; thence Easterly at right angle to said Highway approximately 530 feet to East Section line, thence approximately 327 feet North to place of beginning.

EXCEPTING THEREFROM: A parcel of land lying in the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being a portion of the following described property:

The tract of land which was conveyed by that certain deed to Otho C. Bates and Iva Bates, recorded in Book 204, page 399, Deed Records of Klamath County, Oregon. The said parcel being a strip of land 70 feet in width lying Easterly of and adjacent to the Dalles California Highway right of way; said strip of land extending from the North line of the Northeast 1/4 of the Southeast 1/4 of Section 36 to the Southerly line of said property, the Easterly line of said strip being parallel to and 100 feet Easterly of said Highway center line.