



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-006830**

Klamath County, Oregon

06/17/2013 03:30:16 PM

Fee: \$47.00

After recording return to:

JENNIFER A. CLARK

2500 Lindley Way

Klamath Falls, OR 97601

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

JENNIFER A. CLARK

2500 Lindley Way

Klamath Falls, OR 97601

Escrow No. MT97761-DS

Title No. 0097761

SWD r.020212

### STATUTORY WARRANTY DEED

**MARSHALL G. RASOR and JODI A. RASOR, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**JENNIFER A. CLARK and AARON S. CLARK, 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a one inch iron shaft with hex nut marking the Northwest corner of said SW1/4 of the NW1/4; thence North 89° 55' 00" East along the North line of said SW1/4 of the NW1/4, 514.12 feet; thence South 00° 05' 00" East, 124.31 feet to the point of beginning for this description; thence continuing South 00° 05' 00" East, 249.69 feet to the North right of way line of Lindley Way, a county road; thence South 89° 55' 00" West along said North right of way line, 117.66 feet to a 1/2 inch iron pin; thence North 00° 06' 00" East, 249.69 feet to a 1/2 inch iron pin; thence North 89° 55' 00" East, 116.86 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$332,000.00**.

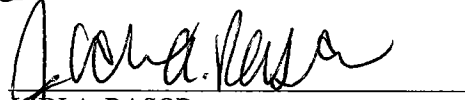
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

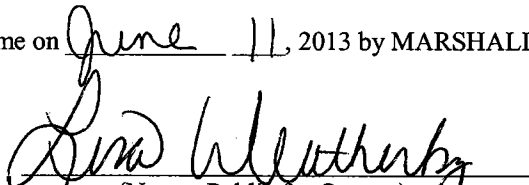
Dated this 11 day of June, 2013.

  
MARSHALL G. RASOR

  
JODI A. RASOR

State of Oregon  
County of Klamath

This instrument was acknowledged before me on June 11, 2013 by MARSHALL G. RASOR and ~~JODI A. RASOR~~.

  
(Notary Public for Oregon)

My commission expires 11/20/2015



State of Oregon  
County of Klamath

This instrument was acknowledged before me on 6-11-13,  
By Jodi A. Rasor

Deborah Ann Sinnock  
(Notary Public for Oregon)  
My commission expires 9-8-13

