

1st
2084573-
ALF



After recording return to:
Kevin P Connors and Stacey K
Connors
42263 Outpost Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Kevin P Connors and Stacey K Connors
42263 Outpost Rd
Chiloquin, OR 97624

File No.: 7021-2084573 (ALF)
Date: May 02, 2013

2013-007071
Klamath County, Oregon
06/21/2013 09:43:31 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDING

STATUTORY WARRANTY DEED

Kenneth V Taylor, Grantor, conveys and warrants to **Kevin P Connors and Stacey K Connors, 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 N 1/2 S 1/2 NW 1/4 SE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with a 60 foot wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed as reserved in instrument recorded January 21, 1971 in Book M71 Page 563; and

Also over and across a 60 foot wide strip of land lying west of, adjoining and parallel to the Easterly boundary of that part of the NW 1/4 NW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway, as shown in instrument recorded September 17, 1970 in Book M70 Page 8237; and

Also over and across a 60 foot wide strip of land lying North of, adjoining and parallel to the Southerly boundary of the SE 1/4 SW 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, as shown in instrument recorded September 17, 1970 in Book M70 Page 8232; and

Consideration \$299,000.00

Also over and across a 60 foot wide strip of land lying West of, adjoining and parallel to the Easterly boundary of the W 1/2 SW 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, as shown in instrument recorded September 17, 1970 in Book M70 Page 8232; and

Also over and across a 60 foot wide strip of land lying East of, adjoining and parallel to the Westerly boundary of the SE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, as shown in instrument recorded September 17, 1970 in Book M70 Page 8227; and

Also over and across a 60 foot wide strip of land lying North of, adjoining and parallel to the Southerly boundary of the SW 1/4 SW 1/4 NE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, as shown in instrument recorded September 17, 1970 in M70 Page 8222.

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.

The true consideration for this conveyance is **\$299,000.00**. (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 14 day of June, 2013

Kenneth V Taylor
Kenneth V Taylor

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on this 14 day of June, 2013
by **Kenneth V Taylor**.

Adrien Fleek

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

