



SR 146222 TI

THIS SPACE RESERVED FOR RECORDER'S USE

2013-007090
Klamath County, Oregon
06/21/2013 12:26:01 PM
Fee: \$47.00

After recording return to:

Leslie Bagwell

38285 Wheeler Road

Dexter, OR 97431

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

Leslie Bagwell

38285 Wheeler Road

Dexter, OR 97431

Escrow No. SR146222TI

Title No. 0097001

SWD r.020212

STATUTORY WARRANTY DEED

John E. Ockert,

Grantor(s), hereby convey and warrant to

Leslie Bagwell,

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #149903

2408-03600-01700-000

Key #7959

248-03600-01700-000

The true and actual consideration for this conveyance is **\$80,000.00**.

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:

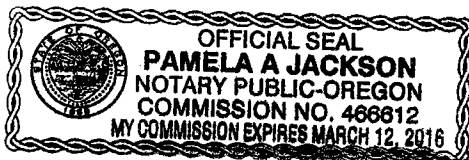
Return to: 
AmeriTitle

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 18 day of June
John E. Ockert
John E. Ockert

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 6/18, 2013 by John E. Ockert.



Pamela Jackson
(Notary Public for Oregon)

My commission expires 3/12/2016

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 89°28'54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74, page 13285, being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M74, page 13285, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74, page 13285; thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M74, page 13285, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77, page 17497 being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M77, page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77, page 17497; thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M77, page 17495, 528.10 feet to the Easterly line of the SW1/4 of the SW1/4 of said Section 36; thence North 00°19'29" East along the Easterly line of said SW1/4 of the SW1/4 of Section 36, 823.43 feet to the Northeast corner of said SW1/4 of the SW1/4; thence North 89°34'19" West along the Northerly line of said SW1/4 of the SW1/4, 1,332.27 feet to the Northwest corner of said SW1/4 of the SW1/4; thence South 00°16'06" West along the Westerly line of said Section 36, 1,317.59 feet to the point of beginning.

Together with an easement for ingress and egress as described in the Easement Agreement recorded June 10, 2013 in Volume 2013-005403, Microfilm Records of Klamath County, Oregon.