



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007096
Klamath County, Oregon
06/21/2013 12:35:31 PM
Fee: \$47.00

After recording return to:

Guy Pinckney

37150 Jones Rd.

Bonanza, OR 97623

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

Guy Pinckney

37150 Jones Rd.

Bonanza, OR 97623

Escrow No. MT98065-LW

Title No. 0098065

SWD r.020212

STATUTORY WARRANTY DEED

Sydney K. Giacomini and E. Martin Kerns, Initial Trustee(s) or the Successor Trustee(s) of the Elaine G. Kerns 1992 Trust, UAD January 24, 1992 and Jaunuary 31, 1992 and,

Grantor(s), hereby convey and warrant to

Guy Pinckney and Tonya Pinckney, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$66,500.00**.

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:

W/7Amt

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 20 day of June 2013.

Sydney K. Giacomini and E. Martin Kerns, Initial
Trustee(s) or the Successor Trustee(s) of the Elaine G.
Kerns 1992 Trust, UAD January 24, 1992 and Jaunuary
31, 1992

BY: Sydney K. Giacomini
Sydney K. Giacomini, Trustee

BY: E. Martin Kerns
E. Martin Kerns, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 20, 2013 by Sydney K. Giacomini and E. Martin Kerns, Initial Trustee(s) or the Successor Trustee(s) of the Elaine G. Kerns 1992 Trust, UAD January 24, 1992 and Jaunuary 31, 1992.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2015

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land more particularly described as follows:

Beginning at an iron pin which marks the Northeast corner of Tract 10 of DEWITT HOME TRACTS and which lies South 89 degrees 44' West a distance of 1354.6 feet and South 89 degrees 22' West a distance of 30 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 89 degrees 22' West, along the South line of Dewitt Avenue a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East, a distance of 120 feet to an iron pin on the East line of said above mentioned tract 10; thence North along the East line of said Tract 10 a distance of 60 feet, more or less, to the point of beginning, in the NW1/4 of SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Tract of land beginning at an iron pin on the East line of Tract 10 in DEWITT HOME TRACTS, which lies South 89 degrees 44' West a distance of 1,354.6 feet and South 89 degrees 22' West a distance of 30 feet and South a distance of 60 feet from the quarter section corner common to Section 7, Township 39 South, Range 9 East of the Willamette Meridian, and Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, and running thence; South 89 degrees 22' West a distance of 120 feet to an iron pin; thence South 60 feet to an iron pin; thence North 89 degrees 22' East a distance of 120 feet to an iron pin on the East line of the above mentioned tract 10; thence North along the East line of Tract 10, a distance of 60 feet more or less to the point of beginning, in the NW1/4 of the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.