



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007097
Klamath County, Oregon
06/21/2013 12:40:31 PM
Fee: \$47.00

After recording return to:

John L. McPherson

PO Box 1

Midland, OR 97634

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

John L. McPherson

PO Box 1

Midland, OR 97634

Escrow No. MT97298-LW

Title No. 0097298

SWD r.020212

STATUTORY WARRANTY DEED

Dale R. Beckman and Glenda G. Beckman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

John L. McPherson and Jani K. McPherson, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

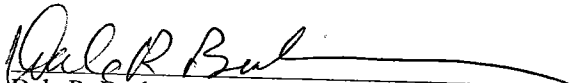
The true and actual consideration for this conveyance is **\$80,000.00**.

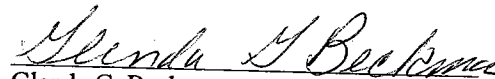
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

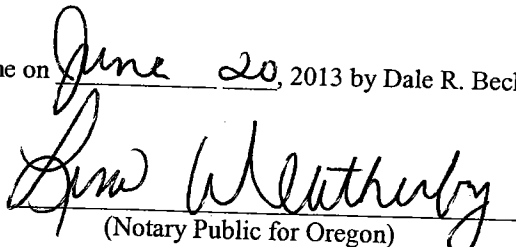
Dated this 20th day of June, 2013.


Dale R. Beckman


Glenda G. Beckman

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 20, 2013 by Dale R. Beckman and Glenda G. Beckman.


(Notary Public for Oregon)

My commission expires 11/20/2015

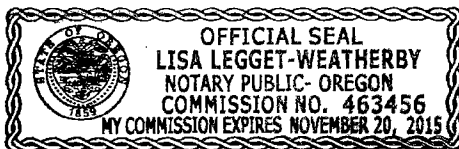


EXHIBIT "A"
LEGAL DESCRIPTION

The NE1/4 NW1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, EXCEPTING therefrom a portion of said Section 5, being more particularly described as follows: Beginning at a point on the North line of said Section 5, from which the North 1/4 corner of said Section 5 bears N89° 33' 51" East, 595.38 feet; thence S05°02'14" East, 522.46 feet to a point; thence S87°15'54" East, 50.51 feet to a point marked with a 5/8" iron pin; thence S87°15'54" East, 433.38 feet to a point marked with a 5/8" iron pin, thence N29°41'17" East, 107.62 feet to a point marked with a 5/8" iron pin; thence S89°51'09" East, 11.65 feet to a point on the North-South 1/4 Section line; thence N00°08'59" East 454.60 feet to the Northeast corner of said NE1/4 NW1/4; thence S89°33'51" West 595.38 feet to the point of beginning. EXCEPTING therefrom any portion of the above described parcel lying within the limits of roads or highways. Bearings based on Property Line Adjustment 3-13 filed June 17, 2013.