



THIS SPACE RESERVED FOR RECORDER'S USE

2013-007650

Klamath County, Oregon

07/05/2013 03:36:30 PM

Fee: \$47.00

After recording return to:

Brian Rose

5183 Round Lake Road

Klamath Falls, OR 97601

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

Brian Rose

5183 Round Lake Road

Klamath Falls, OR 97601

Escrow No. MT97930-CT

Title No. 0097930

SWD r.020212

STATUTORY WARRANTY DEED

Jerry G. Hope and Mary E. Hope, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Brian Rose and Dawn Rose, 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 **\$216,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 27 day of June, 2013

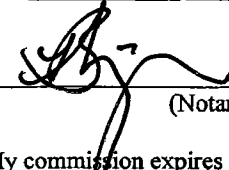

Jerry G. Hope


Mary E. Hope

State of _____
County of _____

WITH THE U.S. ARMED FORCES IN EUROPE
AT SHAPE, BELGIUM, APO AE 09708

This instrument was acknowledged before me on JUNE 27, 2013 by Jerry G. Hope and Mary E. Hope.


(Notary Public)

My commission expires INDEFINITE IAW 10 USC 1044a

Benjamin D. Heynen
SGT, USA
Paralegal NCO

NORTHERN LAW CENTER
UNIT 21420
APO AE 09705

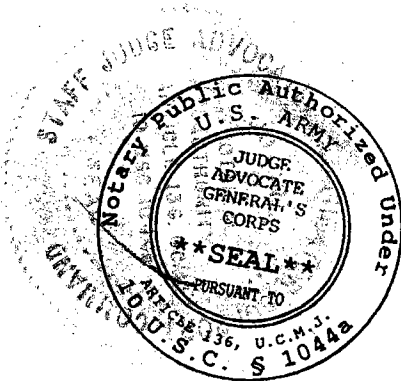


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the S1/2 NE1/4 NE1/4 of Section 17, Township 39 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, being More Particularly described as follows:

Beginning at the Southeast corner of the NE1/4 NE1/4 of Section 17, Township 39 South, Range 8, East of the Willamette Meridian, from which point a brass cap monument marking the Northeast corner of said Section 17 bears North 1° 19' 43" East 1324.75 feet distant; thence North 1° 19' 43" East 32.00 feet along the Section line to a point on the center of a 30.00 foot wide road easement; thence along the centerline of said easement as follows: North 88° 53' 45" West 211.50 feet; thence along a 220.00 foot radius curve to the right, the long chord of which bears North 78° 35' 35" West, 78.69 feet, 79.12 feet to a point; thence North 68° 17' 25" West 77.77 feet to a point; thence along a 1500.00 foot radius curve to the left, the long chord of which bears North 70° 28' 17" West 114.18 feet, 114.21 feet to a point; thence North 72° 39' 10" West 292.27 feet to a point; thence along a 200.00 foot radius curve to the right, the long chord of which bears North 67° 16' 10" West 37.53 feet, 37.58 feet to a point; thence North 61° 53' 10" West 160.40 feet to a point; thence along a 125.00 radius curve to the left, the long chord of which bears North 88° 21' 40" West 111.45 feet, 115.52 feet to a point; thence South 65° 08' 50" West 107.34 feet to a point; thence along a 250.00 foot radius curve to the left, the long chord of which bears South 53° 43' 30" West 99.02 feet, 99.68 feet to a point; thence South 42° 18' 10" West 53.41 feet to a point; thence along a 100.00 foot radius curve to the right, the long chord of which bears South 59° 40' 27" West 59.71 feet, 60.64 feet to a point; thence South 77° 02' 45" West 27.56 feet to a point on the West line of said NE1/4 NE1/4 of Section 17; thence leaving the easement centerline, South 1° 23' 54" West 67.00 feet to the Southwest corner of said NE1/4 NE1/4; thence South 87° 44' 11" East 1328.44 feet, more or less, to the point of beginning.