



00139135201300079350030033

07/15/2013 09:29:15 AM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:  
Myron and Charlotte Yadon  
519 Fulton  
Klamath Falls, Oregon 97601

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### WARRANTY DEED

**Lee R. Turner and Sandra Turner**, Grantors, hereby convey and warrant to **Myron and Charlotte Yadon**, tenants by the entirety, husband and wife, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A tract of land situated in the SW 1/4 SW 1/4 of Section 11, Township 38 South Range 15 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" x 30" iron pin located North 28°50'18" East a distance of 762.62 feet from the brass – capped monument marking the South one – quarter corner of said Section 11; thence North 00°16'14" East a distance of 417.42 feet to a 5/8" x 30" iron pin; thence South 89°43'46" East a distance of 104.36 feet to a 5/8" x 30" iron pin; then South 00°16'14" West a distance of 417.42 feet to a 5/8" x 30" iron pin; then North 89°43'46" West a distance of 104.36 feet to the point of beginning.

Account No.: 3815-01100-00200-000

Key No.: 118642

The true consideration for this conveyance is \$2,000.00.


Subject to:

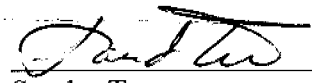
1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations and easements as contained in deed, subject to the terms and provisions thereof:

Dated: January 26, 1966  
Recorded: July 10, 1968  
Volume: M68, page 6271, Microfilm Records of Klamath County,  
Oregon

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25 day of June, 2013.

  
\_\_\_\_\_  
Lee R. Turner

  
\_\_\_\_\_  
Sandra Turner

ACKNOWLEDGMENT

STATE OF Arizona )  
 ) ss  
County of Maricopa )

On the 25<sup>th</sup> day of June 2013, before me, Dina Swann,  
a Notary Public, personally appeared Sandra Turner & Lee R. Turner, who proved to me  
on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within  
instrument and acknowledged to me that she/he executed the same in his/her authorized capacity,  
and that by his/her signature on the instrument the person(s), or the entity upon behalf of which  
the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona  
that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Dina Swann

Notary Public for the State of Arizona  
My commission expires on 7/28/15

