



2013-007970

Klamath County, Oregon

07/15/2013 11:56:54 AM

Fee: \$47.00

After recording return to:

Arthur M. Waters

6928 Bly Mountain Cutoff

Bonanza, OR 97623

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

Arthur M. Waters

6928 Bly Mountain Cutoff

Bonanza, OR 97623

Escrow No. MT98296-LW

Title No. 0098296

SWD r.020212

STATUTORY WARRANTY DEED

Michael L. Cheeseman and Linde M. Cheeseman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Arthur M. Waters and Alice R. Melius, with the rights of survivorship,

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 **\$125,000.00**.

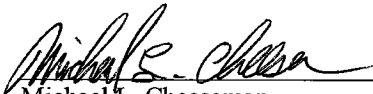
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

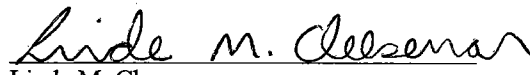
2013-2014 Real Property Taxes a lien not yet due and payable.

WJ 7 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.

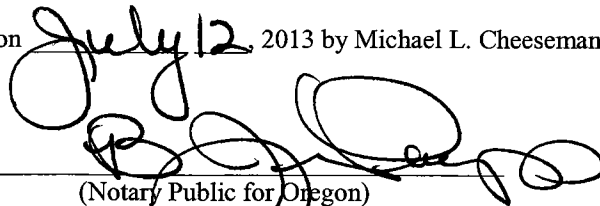
Dated this 12 day of July, 2013.


Michael L. Cheeseman

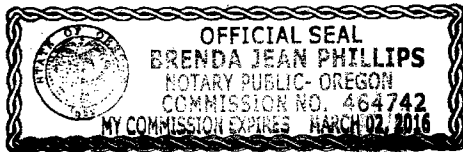

Linde M. Cheeseman

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 12, 2013 by Michael L. Cheeseman and Linde M. Cheeseman.


(Notary Public for Oregon)

My commission expires 3-2-16



LEGAL DESCRIPTION

“EXHIBIT A”

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 22 in Block 69 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 23 in Block 69 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.