

2013-007980

Klamath County, Oregon



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07/15/2013 03:23:17 PM

Fee: \$67.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Jane E. Kirkpatrick
27623 Micka Road
Malin, Oregon 97632

WARRANTY DEED

Margaret A. Retterath, Grantor hereby conveys and warrants to **Jane E. Kirkpatrick**, Grantee, her entire interest in the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The East half of the Southeast quarter of Section 31, and the Northwest quarter of the Southwest quarter of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion of the SE1/4 SE1/4 of Section 31 lying westerly of the USBR "D" Canal right of way.

Account No.: 4011-03100-00600-000
Account No.: 4011-03200-01300-000
Account No.: 4011-03200-01300-000

Key No.: 104826
Key No.: 602173
Key No.: 804419

Subject to:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Basin Improvement District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
5. Rights of the public in and to any portion of the herein described premises

lying within the limits of streets, roads or highways.

6. Reservations, including the terms and provisions thereof as contained in Patent, recorded March 30, 1893 in Volume 8, Page 145, Deed records of Klamath County, Oregon.

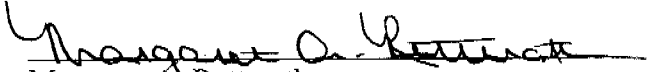
7. An easement created by instrument, subject to the terms and provisions thereof,

Dated: March 20, 1985
Recorded: April 2, 1985
Volume: M85, page 04783, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company, a corporation
For: Electric transmission and distribution line

The consideration for this transfer is payment of \$175,000 by Grantee to Grantor.

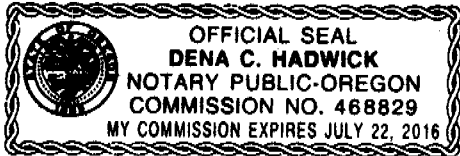
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 28 day of June 2013.


Margaret A Retterath

STATE OF Oregon)
) ss
County of Klamath)

Personally appeared the above-named Margaret A. Retterath, on the 28th day of June 2013, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Dena C. Hadwick
Notary Public for Oregon
My Commission Expires: 7.22.16