



After recording return to:

Steven D. Prentice

6041 SE Golden St

Hillsboro, OR 97123

2013-008219

Klamath County, Oregon

07/19/2013 12:42:35 PM

Fee: \$47.00

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

Steven D. Prentice

6041 SE Golden St

Hillsboro, OR 97123

Escrow No. SR148982TI

Title No. 0098493

SWD r.020212

STATUTORY WARRANTY DEED

Robert Alan Berling,

Grantor(s), hereby convey and warrant to

Steven D. Prentice Susan R. Prentice, 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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #817316

R-2309-012C0-00800-000

The true and actual consideration for this conveyance is **\$135,000.00**.

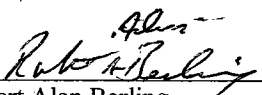
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Return to:
The AmeriTitle logo, featuring a stylized 'A' above the word 'AmeriTitle'.

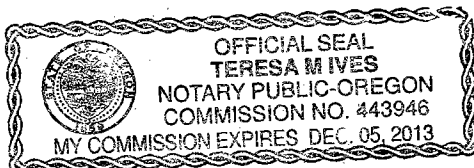
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

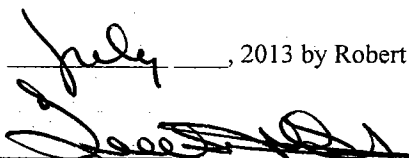
Dated this 18 day of JULY, 2013.


Robert Alan Berling

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on July, 2013 by Robert Alan Berling.




(Notary Public for Oregon)
My commission expires 12/5/13

LEGAL DESCRIPTION

"EXHIBIT A"

PARCEL 1:

Lot 4 in Block 2 of Plat No. 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2, of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; run South 0 degrees 04' 15" East along the common line between Lots 3 and 4, a distance of 200.00 feet to the True Point of beginning of the following parcel of land; run thence South 0 degrees 04' 15" East along the common line between Lots 3 & 4, a distance of 422.23 feet to a 5/8 inch iron rod marking the common corner between Lots 3 & 4 and Circle Bar Drive, thence along the arc of a 50 foot radius curve to the left a distance of 31.96 feet, the long chord bears South 71 degrees 44' 10" West 31.62 feet, thence along a 50 foot radius curve to the right a distance of 32.18 feet, the long chord bears South 71 degrees 36' 54" West 31.42 feet, thence North 89 degrees 49' 44" West a distance of 31.88 feet to a 5/8 inch iron rod, thence leaving the North line of Circle Bar Drive, run North 0 degrees 04' 15" West a distance of 442.85 feet to a 5/8 inch iron rod, thence South 89 degrees 26' 35" East a distance of 91.75 feet to the Point of Beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2 of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, run thence South 89 degrees 26' 35" East along the North line of said Lot 3 a distance of 200.00 feet to a 5/8 inch iron rod, thence South 0 degrees 04' 15" East a distance of 200.00 feet to a 5/8 inch iron rod, thence North 89 degrees 26' 35" West a distance of 200.00 feet to a 5/8 inch iron rod on the West line of said Lot 3 thence North 0 degrees 04' 15" West a distance of 200.00 feet to the Point of Beginning, Klamath County, Oregon.