



**2013-008385**

Klamath County, Oregon

07/24/2013 11:49:25 AM

Fee: \$42.00

After recording return to:

Harold E. McAdow

PO Box 305

Beatty, OR 97621

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

Harold E. McAdow

PO Box 305

Beatty, OR 97621

Escrow No. MT98063-KR

Title No. 0098063

SWD r.020212

### STATUTORY WARRANTY DEED

**Josef B. Rivers, Trustee of The Josef B. Rivers Living Trust dated August 21, 2012,**

Grantor(s), hereby convey and warrant to

**Harold E. McAdow and Jean H. McAdow, as tenants by the entirety,**

Grantee(s), the following described real property in the County of and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 1:

The NW1/4 of the NE1/4, excepting therefrom the Northerly 100 feet that lies West of the Microwave Station Road and the S1/2 of the NE1/4. All in Section 25, Township 36 South, Range 12 East, of the Willamette Meridian, Klamath County Oregon.

Parcel 2:

The N1/2 SW1/4 of Section 25, Township 36 South, Range 12 East, Willamette Meridian, Klamath County Oregon.

Parcel 3:

The S1/2 SW1/4 of Section 25, Township 36 South, Range 12 East, Willamette Meridian, Klamath County Oregon.

The true and actual consideration for this conveyance is **\$26,500.00.**

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.**

42 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 16<sup>th</sup> day of July, 2013.

The Josef B. Rivers Living Trust dated August 21, 2012

X BY: Josef B. Rivers  
Josef B. Rivers, Trustee

STATE OF CALIFORNIA

X COUNTY OF Santa Cruz<sup>ss.</sup>

On July 16<sup>th</sup>, 2013 before me, Claudia McCormack, Notary Public personally appeared Josef B. Rivers, Trustee of The Josef Rivers Living Trust dated August 21, 2012 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Claudia McCormack

