



THIS SPACE RESERVED FOR RECORDER'S USE

2013-008803

Klamath County, Oregon

08/02/2013 02:31:36 PM

Fee: \$47.00

After recording return to:

David Ryan Larson

2900 Patterson Street

Klamath Falls, OR 97603

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

David Ryan Larson

2900 Patterson Street

Klamath Falls, OR 97603

Escrow No. MT98342-CT

Title No. 0098342

SWD r.020212

STATUTORY WARRANTY DEED

**Ella Beth Yaden, Individually and Leila Jean Farley, Trustee of the Ella Elizabeth Yaden
Revocable Living Trust, dated January 3, 2007,**

Grantor(s), hereby convey and warrant to

David Ryan Larson and Ann Larson, 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

The true and actual consideration for this conveyance is **\$50,000.00**.

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.

47 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 18 day of July, 2013.

Ella Beth Yaden by Leila Jean Farley Attorney in fact Leila Jean Farley, Trustee of the Ella Elizabeth Yaden
Ella Beth Yaden by Leila Jean Farley, Attorney in Fact Revocable Living Trust, dated January 3, 2007

BY: Leila Jean Farley Trustee
Leila Jean Farley, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 18, 2013 by Leila Jean Farley as Attorney in Fact for Ella Beth Yaden and Leila Jean Farley, as Trustee of the Ella Elizabeth Yaden Revocable Living Trust, dated January 3, 2007.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lots 1 and 2 described as follows:

A tract of land situated in Lots 1 and 2, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at the intersection of the West line of Patterson Street and the North line of Hilyard Street; thence South 87°46' West along the North line of Hilyard Street 135.04 feet; thence North 0°54' West 110.2 feet; thence North 87°59' East, 135 feet to the West line of Patterson Street; thence South 0°54' East to the point of beginning.

ALSO EXCEPTING THEREFROM the Northerly 78.5 feet of the Easterly 200 feet of Lot 2 and the Easterly 200 feet of Lot 3.

ALSO Lots 29, 30, 31 and 32 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 85 feet thereof.

ALSO EXCEPTING THEREFROM A parcel of land situated in Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar on the South line of said Lot 1 from which the Southeast corner of said Lot 1 bears North 87°46' East 135.04 feet; thence along the lines of the excepted portions of that tract of land described in Deed Volume M86, page 1202, Microfilm Records of Klamath County, Oregon, in said Lots 1, 2 and 3, North 00°51'51" West (North 00°54' West by said Deed Volume) 110.20 feet to a 5/8" iron pin, North 87°46'00" East 135.04 feet to a 5/8" iron pin on the Easterly line of said Lot 2, North 89°55'29" West, 200.00 feet and North 00°51'51" West 171.41 feet (171.5 feet by said Deed Volume) to a point on the North line of said Lot 3; thence leaving said exception, North 89°55'29" West 23.67 feet to a 5/8" iron pin; thence South 01°06'00" East 290.60 feet to a point on the South line of said Lot 1; thence North 87°46'00" East 87.47 feet to the point of beginning, and with bearings based on the South line of said Lot 1 as being North 87°46'00" East, plat record.

Note: All 5/8" iron pins described above have a Tru-Line Surveying Plastic Cap.