



THIS SPACE RESERVED FOR RECORDER'S USE

2013-008818
Klamath County, Oregon
08/02/2013 03:57:36 PM
Fee: \$47.00

After recording return to:

Caleb Redfield

11944 Kestrel Road

Klamath Falls, OR 97601

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

Caleb Redfield

11944 Kestrel Road

Klamath Falls, OR 97601

Escrow No. MT98252-KR

Title No. 0098252

SWD r.020212

STATUTORY WARRANTY DEED

Kenneth L. Dencer and Patricia A. Dencer, Trustees of The Dencer Family Trust under agreement dated April 30, 1990,

Grantor(s), hereby convey and warrant to

Caleb Redfield and Anna Redfield, 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 **\$160,000.00**.

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 15th day of August, 2013.

The Dencer Family Trust under agreement dated April 30, 1990

BY: Kenneth L. Dencer, Trustee
Kenneth L. Dencer, Trustee

BY: Patricia A. Dencer, Trustee
Patricia A. Dencer, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 1, 2013 by Kenneth L. Dencer and Patricia A. Dencer, Trustees of The Dencer Family Trust under agreement dated April 30, 1990.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

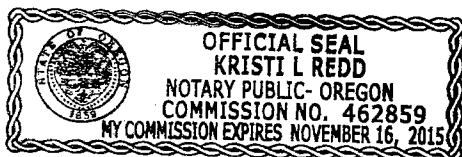


EXHIBIT "A"
LEGAL DESCRIPTION

The West 107 feet of Lot 15 in Block 2 of the SUBDIVISION Blocks 2B and 3 HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion of the following parcel:

A portion of Lot 15 in Block 2, SUBDIVISION of Blocks 2B and 3 of HOMEDALE, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15 in Block 2, SUBDIVISION of Blocks 2B and 3 of HOMEDALE, Klamath County, Oregon; thence North 2° 55' East along the Easterly line of said Lot 15, 262.5 feet to the rear line of said Lot 16; thence North 83° 07' West 73.07 feet; thence South 2° 55' West parallel with the Easterly line of said Lot 15, 270.62 feet to the South boundary of said Lot 15; thence East 73.0 feet, more or less to the point of beginning.