



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-009411**  
Klamath County, Oregon  
08/16/2013 08:57:05 AM  
Fee: \$47.00

After recording return to:

Albert Dean Collins

9550 Spring Lake Road

Klamath Falls, OR 97603

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

Albert Dean Collins

9550 Spring Lake Road

Klamath Falls, OR 97603

Escrow No. MT98483-CT

Title No. 0098483

SWD r.020212

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### STATUTORY WARRANTY DEED

**David A. Glenn and Julie A. Glenn, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Albert Dean Collins and Patricia L. Collins, 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 **\$85,000.00**.

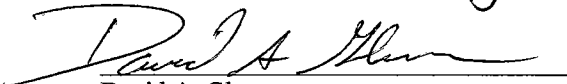
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

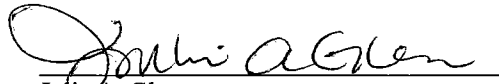
**2013-2014 Real Property Taxes a lien not yet due and payable.**

47-ant

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 14 day of August, 2013

  
David A. Glenn

  
Julie A. Glenn

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 14, 2013 by David A. Glenn and Julie A. Glenn.

  
(Notary Public for Oregon)



My commission expires 6/17/2016

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Easterly line of oxbow Street, said point being South 23 ° 18' 30" West a distance of 260.00 feet from the Northeast corner of GRACE PARK, as shown on the duly recorded plat thereof; thence South 66° 41' 30" East at right angles to said Oxbow Street a distance of 120.00 feet; thence South 23° 18' 30" West a distance of 85.58 feet; thence North 59° 24' 30" West a distance of 123.89 feet to the Easterly line of said Oxbow Street; thence on an arc of a 16 degree curve to the left (central angle is 7° 17') a distance of 45.52 feet; thence North 23° 18' 30" East a distance of 24.48 feet to the point of beginning.