

MTIC 98726

2013-009560
Klamath County, Oregon
08/20/2013 03:31:49 PM
Fee: \$47.00

PREPARED BY:

Robert Oates Jr
27220 Modoc Point Rd
Chiloquin, OR 97624

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Robert Oates Jr
27220 Modoc Point Rd
Chiloquin, OR 97624

MAIL TAX STATEMENTS TO:

Robert Oates Jr
27220 Modoc Point Rd
Chiloquin, OR 97624

AMERITITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 9th day of August, 2013, between Emmaline Oates, a single person, whose address is 27210 Modoc Point Rd, Chiloquin, Oregon 97624 ("Grantor"), and Robert Oates Jr, a married person, whose address is 27220 Modoc Point Rd, Chiloquin, Oregon 97624 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Klamath County, Oregon, described as:

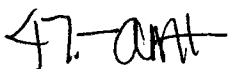
27210 Modoc Point Road and 27220 Modoc Point Road Chiloquin OR 97624. Deed #M72-698205, Tax Assessor Property ID #R322216 Map Tax Lot #R-3607-A0900-00500-000. Tax/Parcel ID: TWP 36 RNGE 7A, Block Sec 9, Tract POR Lot 3 & 4, Acres 10.28.

****PLEASE SEE FULL LEGAL DESCRIPTION ATTACHED****

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

EXPRESSLY RESERVING unto the Grantor and the Grantor assigns a life estate in the above described property. The Grantor shall have use of the property addressed 27210 Modoc Point Road, Chiloquin OR 97624 during the term of the Grantor's natural life, and upon the expiration of the Grantor's natural life, the Grantor's interest in the above described property shall revert to the Grantee.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantor, Grantor's heirs, executors and administrators shall

47. 

warrant and defend the title unto the Grantee, Grantee's heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: #R322216; TWP36 RNGE 7A, Block Sec 9, Tract POR Lot 3 & 4, Acres 10.28

IN WITNESS WHEREOF the Grantor has executed this deed on the 9th day of August, 2013.

8/9/2013
Date

X Emmaline P. Oates
Emmaline Oates, Grantor

State of Oregon County of Klamath

This instrument was acknowledged before me on the 9th day of August, 2013 by Emmaline Oates

Kristi L. Redd
Notary Public-State of Oregon

My Commission expires: 11/16/2015



IN WITNESS WHEREOF the Grantee has executed this deed on the 9th day of August, 2013.

8/9/2013
Date

Rob Oates Jr.
Robert Oates Jr, Grantee

State of Oregon County of Klamath

This instrument was acknowledged before me on the 9th day of August, 2013 by Robert Oates, Jr.

Kristi L. Redd
Notary Public-State of Oregon

My Commission expires: 11/16/2015

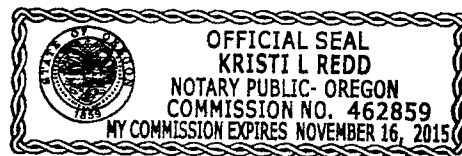


EXHIBIT "A"
LEGAL DESCRIPTION

The North 320 feet of Government Lot 4; also that portion of Government Lot 3 conveyed by deed recorded in Volume 140 at page 125, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, which point is also on the West line of the Old Dalles-California Highway right of way; thence South along the West line of said Lot 3, 313 feet; thence due East 163 feet to a point in the West line of said highway right of way thence in a Northwesterly direction along the West line of said right of way to the point of beginning, all being in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.