

After recording return to:

Margaret E. Harrington

785 Homedale Road

Klamath Falls, OR 97603

2013-009564

Klamath County, Oregon

08/20/2013 03:38:49 PM

Fee: \$42.00

AMERITITLE

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

Margaret E. Harrington

785 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT98652-CT

Title No. 0098652

SWD r.020212

## STATUTORY WARRANTY DEED

Margaret E. Harrington,

Grantor(s), hereby convey and warrant to

**Margaret E. Harrington and Margaret Isabel Johnson, not as tenants in common, with rights of survivorship,**

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 \$1.00.

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.**

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 12 day of August, 2013.

*Margaret E. Harrington*  
Margaret E. Harrington

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 12, 2013 by Margaret E. Harrington.

*Cherice F. Treasure*  
(Notary Public for Oregon)

My commission expires 6/17/2016

*42. amt*



EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Section 29, said point being North 0°07'31" East along said West line a distance of 435.87 feet from the W1/4 corner of Section 29; thence North 0°07'31" East, a distance of 50.00 feet to a point, said point being the Southwest corner of parcel conveyed by Chas. E. Drew, et ux., to Wm. B. Decker, et ux., by deed recorded October 12, 1954, in Volume 269, page 616; thence North 89°31'46" East along the South line of last mentioned parcel a distance of 954.20 feet to a 5/8 inch iron rod at the Southeast corner thereof; thence North 0°15'42" east a distance of 589.31 feet, along the Westerly line of parcel conveyed by Chas. E. Drew, et ux., to Jerry C. Murphy, by deed recorded June 6, 1946, in Volume 190, page 301 to a 5/8 inch iron rod; thence North 89°31'46" East along the North line of last mentioned parcel a distance of 2074.16 feet to the Westerly right of way line of the Lost River Diversion Reservoir; thence Southerly along said right of way to a point which bears North 89°40'00" East, a distance of 2893.47 feet from the point of beginning; thence South 89°40'00" West a distance of 2893.47 feet to the point of beginning.