



THIS SPACE RESERVED FOR

**2013-009945**  
Klamath County, Oregon  
08/30/2013 08:56:51 AM  
Fee: \$47.00

After recording return to:

Ronald H. Wagner

PO Box 247

Bonanza, OR 97623

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

Ronald H. Wagner

PO Box 247

Bonanza, OR 97623

Escrow No. MT98632-SH

Title No. 0098632

SWD r.020212

### STATUTORY WARRANTY DEED

**Jerry Hermes and Charlene Hermes, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Ronald H. Wagner and Regina A. Wagner, 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 **\$250,000.00**.

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 29 day of Aug, 2013

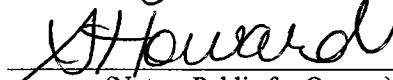
  
Jerry Hermes

  
Charlene Hermes

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Aug 29, 2013 by Jerry Hermes and Charlene Hermes.



  
(Notary Public for Oregon)

My commission expires 11-18-15

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

A tract of land situated in the W1/2 of the SE1/4 of Section 21, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 21; thence Northerly, along the North-South center section line, 2,000 feet, more or less, to the Southwest corner of that tract of land described in Deed Volume M77 Pages 12,020 and 12,021; thence North 84° 00' East 473.40 feet, more or less; thence East to the Langell Valley Irrigation District North Canal and being the Southeast corner of said tract described in Deed Volume M77, Pages 12020 and 12021; thence Southerly, along said North Canal, to the South line of said Section 21; thence West to the point of beginning.

EXCEPTING THEREFROM the following described parcel as described in Deed Volume M85, Page 747 of the Klamath County Deed Records.

Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East, Willamette Meridian; thence West, along the South boundary of Section 21, 2,041.10 feet; thence North 03° 37' West 1,233.15 feet; thence North 86° 23' East 20.00 feet to the True Point of Beginning; thence North 86° 23' East 241.32 feet; thence South 34° 27' East 376.00 feet; thence South 86° 23' West 434.04 feet; thence North 03° 37' West 322.86 feet to the True Point of Beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of that parcel of land described in Deed to the United States of America recorded April 26, 1984 in Volume 64, Page 40, Deed Records of Klamath County;

AND EXCEPTING THEREFROM any portion thereof lying within the boundaries of Bunn Road (County Road No. 1204) as conveyed to Klamath County by Deed recorded March 7, 1931 in Volume 93, Page 600, Microfilm Records of Klamath County, Oregon.