

00098495

2013-010006

Klamath County, Oregon

08/30/2013 03:17:51 PM

Fee: \$47.00

GRANTOR:

**GEORGE DAVID CAGLEY
535 B GUIFFRIDA AVE
SAN JOSE, CA 95123**

GRANTEE:

MICHAEL NAGER and BRIGITTE NAGER

After Recording Return to:

**MICHAEL NAGER and BRIGITTE NAGER
PO Box 1401
San Mateo, CA 94401**

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

STATUTORY WARRANTY DEED

GEORGE DAVID CAGLEY, herein called grantor, convey(s) and warrant(s) to **MICHAEL NAGER and BRIGITTE NAGER**, as tenants by the entirety herein called grantee, all that real property situated in the County of Deschutes, State of Oregon, described as:

See attached Legal Description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

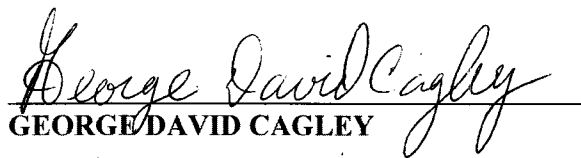
The true and actual consideration for this transfer is **\$730,000.00**.

Return to:



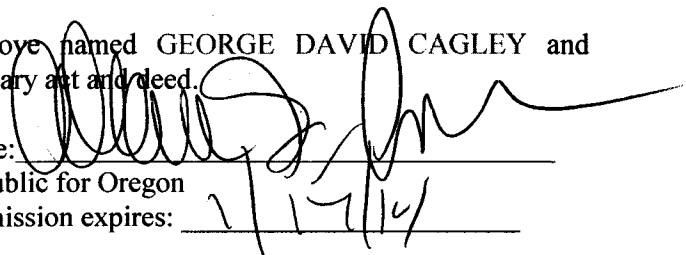
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

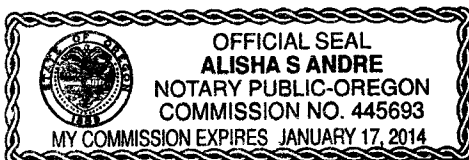
Dated: August 28, 2013


GEORGE DAVID CAGLEY

STATE OF OREGON, County of Deschutes) ss.

On August 28, 2013, personally appeared the above named GEORGE DAVID CAGLEY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 1/17/14



Official Seal

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That part of the S1/2 N1/2 S1/2 SE1/4 SE1/4, Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Easterly of the U.S.R.S. Drain Ditch, EXCEPTING that portion lying within the limits of Summers Lane.

PARCEL 2:

A parcel of land situate in the N1/2 N1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 14' West a distance of 495.8 feet and South 89° 26' West a distance of 730 feet from the iron pin which marks the Southeast corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence continuing South 89° 26' West 100 feet to a point; thence North 1° 14' West 144.5 feet to a point; thence North 89° 26' East 100 feet to a point; thence South 1° 14' East 144.5 feet to the point of beginning.