



MT98838MS

2013-010186

Klamath County, Oregon

09/05/2013 02:19:35 PM

Fee: \$47.00

After recording return to:

JONATHAN B. HALL

5252 Reeder Rd.

Klamath Falls, OR 97603

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

JONATHAN B. HALL

5252 Reeder Rd.

Klamath Falls, OR 97603

Escrow No. MT98838-MS

Title No. 0098838

SWD r.020212

STATUTORY WARRANTY DEED**Ellen L. Riach, Trustee of The Riach Family Living Trust, Dated June 7, 1990,**

Grantor(s), hereby convey and warrant to

JONATHAN B. HALL,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 **\$80,000.00**.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.**

A. Riach

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 4th day of Sep, 2013

The Riach Family Living Trust, Dated June 7, 1990

BY: Ellen Riach
Ellen L. Riach, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9/4, 2013 by Ellen L. Riach, Trustee of The Riach Family Living Trust, Dated June 7, 1990.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 30 feet South of the center of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South side of the public road, 1042.29 feet, more or less, to a 1/2 inch rebar with plastic cap stamped LS1289; thence leaving said road and bearing South 220.00 feet to a 1/2 inch rebar with plastic cap stamped LS1289; thence West parallel to said road, 400.00 feet, more or less, to the Easterly sideline of that tract of land described in Deed recorded in Volume 74, page 637, Deed Records for Klamath County, Oregon in which M.E. and O.B. Cornett were Grantees; thence along said Easterly sideline, South 803 feet, more or less to North line of Strahorn Railroad; thence South 66°48' East along said railroad, right-of-way to North and South center line of said Section 7; thence North along said center line 1650 feet, more or less, to place of beginning.