

2013-010817

Klamath County, Oregon



00142752201300108170020027

09/24/2013 10:35:29 AM

Fee: \$42.00

After recording, mail to:  
Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:  
Jane E. Kirkpatrick  
27623 Micka Road  
Malin, Oregon 97632

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WARRANTY DEED

**Margaret A. Retterath and Jane E. Kirkpatrick, Co-Personal Representatives of the Estate of Mildred V. Retterath**, deceased, under Klamath County Circuit Court Case No. 1202996CV, Grantors, warrant and transfer to **Jane E. Kirkpatrick**, Grantee, the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The East half of the Southeast quarter of Section 31, and the Northwest quarter of the Southwest quarter of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion of the SE1/4 SE1/4 of Section 31 lying westerly of the USBR "D" Canal right of way.

Account No.: 4011-03100-00600-000  
Account No.: 4011-03200-01300-000  
Account No.: 4011-03200-01300-000

Key No.: 104826  
Key No.: 602173  
Key No.: 804419

There is no consideration for this transfer. The transfer is made pursuant to court order in the above referenced estate proceedings.

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 11 day of September, 2013.



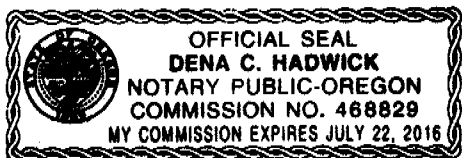
Margaret A. Retterath



Jane E. Kirkpatrick

STATE OF Oregon            )  
  ) ss  
County of Klamath         )

Personally appeared the above-named Margaret A. Retterath, on the 11 day of September 2013, and acknowledged the foregoing instrument to be her voluntary act. Before me:



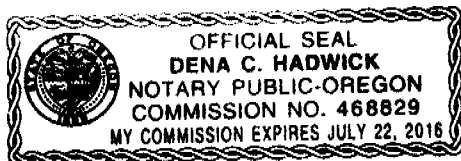


Notary Public for Oregon

My Commission Expires: 7.22.16

STATE OF Oregon            )  
  ) ss  
County of Klamath         )

Personally appeared the above-named Jane E. Kirkpatrick, on the 11 day of September 2013, and acknowledged the foregoing instrument to be her voluntary act. Before me:





Notary Public for Oregon

My Commission Expires: 7.22.16