



THIS SPACE RESERVED FOR RECORDER'S USE

2013-010851

Klamath County, Oregon

09/24/2013 03:01:26 PM

Fee: \$47.00

After recording return to:

Mitchell J. Black

6412 HARLAN DRIVE

KLAMATH FALLS, OR 97603

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

Mitchell J. Black

6412 HARLAN DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT98592-CT

Title No. 0098592

SWD r.020212

STATUTORY WARRANTY DEED

Casey W. Ladner and Melissa M. Ladner, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Mitchell J. Black and Hilary G. Black, 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 **\$186,000.00**.

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.

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 23 day of September, 2013.

Casey W. Ladner
Casey W. Ladner

Melissa M. Ladner
Melissa M. Ladner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 23, 2013 by Casey W. Ladner and Melissa M. Ladner.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 34 in Block 3 of TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 15 feet thereof.

TOGETHER WITH A tract of land situated in the SE1/4 SW1/4 of Section 12, and the NE1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Lot 34, Block 3, TRACT 1127 – NINTH ADDITION TO SUNSET VILLAGE; thence South 42° 33' 00" West 150.00 feet to the Northerly Right of Way line of the U.S.B.R. "A" Canal; thence North 47° 27' 00" West, along the said Northerly Right of Way line, 57.54 feet to the Southeast corner of said Lot 34, Block 3; thence North 63° 32' 08" East 160.67 feet to the point of beginning, with bearings based on Lot Line Adjustment Survey No. 3440.

Subject to a 20 foot wide drainage easement along the U.S.B.R. "A" Canal. See record of survey 3440 on file at the office of the Klamath County Surveyor.