

AMERITITLE
NAC90313

2013-011578

Klamath County, Oregon

10/11/2013 03:37:34 PM

Fee: \$47.00

After recording return to:

National Residential Nominee Svcs.....

10125 Crosstown Circle #380.....

Eden Prairie, MN 55344.....

Name, Address, Zip

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

same as above.....

.....

.....

Name, Address, Zip

705377 57972

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL)

Ronda Bishop and James Bishop, wife and husband

Grantor, conveys and warrants to
National Residential Nominee Services Inc.
of 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

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. 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, 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.

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and Easements of Record, if any.

The true consideration for this conveyance is \$188,500.00. (Here comply with the requirements of ORS 93.030*).

4700

Dated this 17th day of July, 2013; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Ronda Bishop
Ronda Bishop

James Bishop
James Bishop

STATE OF ~~OREGON~~, Idaho)
County of Valley)ss.

Personally appeared on July 17, 2013 the above named Ronda Bishop
married woman (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Heather Rost

HEATHER ROST
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for ~~Oregon~~ Idaho
My commission expires: 09-11-2019

STATE OF ~~OREGON~~, Idaho)
County of Valley)ss.

Personally appeared on July 17, 2013 the above named James Bishop
married man (fill in marital status) and
acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me: Heather Rost

HEATHER ROST
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for ~~Oregon~~ Idaho
My commission expires: 09-11-2019

* If the consideration consists of or includes other property or value, add the following:
"The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration(indicate which)".

FRS File No.: 705377

Customer File No.: 57972 Ronda Bishop

EXHIBIT A

A parcel of land situated in the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point 880 feet West of the Southeast corner of the SW1/4 of the NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North parallel with the West line of said SW1/4 of the NE1/4 1320 feet more or less to the North line of the SW1/4 of the NE1/4; thence West along the North line of the SW1/4 of the NE1/4 220 feet; thence South parallel with the West line of the SW1/4 of the NE1/4 1320 feet more or less to the South line of the SW1/4 of the NE1/4; thence East along the South line of the SW1/4 of the NE1/4 220 feet to the point of beginning. SAVING AND EXCEPTING the Southerly 200.00 feet

TOGETHER WITH a 30.00 foot easement as disclosed in Deed recorded April 17, 1989, in Volume M89 page 6498, Deed Records of Klamath County, Oregon.

Also known as Parcel 2 of Major Partition 30-88.