



2013-011629
Klamath County, Oregon
10/14/2013 10:50:33 AM
Fee: \$47.00

After recording return to:

Ronald A. Vandehey

10666 SW Moapa

Portland, OR 97219

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

Ronald A. Vandehey

10666 SW Moapa

Portland, OR 97219

Escrow No. SR149916TI

Title No. 0098987

SWD r.020212

STATUTORY WARRANTY DEED

**Garlande A. Phipps, Trustee of the Stanley R. Phipps and Garlande A. Phipps Family Trust dated
November 12, 2004,**

Grantor(s), hereby convey and warrant to

**Ronald A. Vandehey and Linda J. Vandehey not as tenants in common, but with right of
survivorship,**

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #136098

2310-016A0-04700-000

Key #M-68580

M-088736

The true and actual consideration for this conveyance is **\$60,000.00.**

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.

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, 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 x 5 day of x Oct, x 13

Garlande A. Phipps, Trustee of the Stanley R. Phipps and
Garlande A. Phipps Family Trust dated November 12,
2004

BY: Garlande A. Phipps TTE
Garlande A. Phipps, Trustee

State of ~~Oregon~~ Utah
County of Cache

On this 5 day of October, 2013, before me Jordynn Kretzheim, a notary public in and for said State, personally appeared Garlande A. Phipps being by me first duly sworn, declared that she is the Trustee of the Stanley R. Phipps and Garlande A. Phipps Family Trust dated November 12, 2004 that she signed the foregoing document as the Trustee and that statements therein contained are true.

Jordynn Kretzheim
Notary Public
Residing at: 889 S Main, Logan, UT
Commission Expires: March 28, 2017

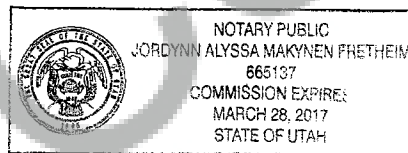


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southeast one-quarter Northeast one-quarter (SE1/4 NE1/4), Section Sixteen (16), Township Twenty-three (23) South, Range Ten (10) East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the Southeast one-quarter Northeast one-quarter (SE1/4 NE1/4), Section Sixteen (16), Township Twenty-three (23) South, Range Ten (10), East of the Willamette Meridian, Klamath County, Oregon; thence South 00°07'30" West 30.04 feet along the East line of said Section 16, to the South right of way of Reeve Road and the true point of beginning of this description; thence continuing South 00°07'30" West, 336.94 feet; thence West 241.18 feet; thence North 322.53 feet to the Southerly right of way of Reeve Road; thence North 86°50'15" East, 242.29 feet to the true point of beginning.