



2013-011658
Klamath County, Oregon
10/15/2013 02:19:33 PM
Fee: \$47.00

After recording return to:

Janet M. Higgins

81045 Aurora Ave

Indio, CA 92201

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

Janet M. Higgins

81045 Aurora Ave

Indio, CA 92201

Escrow No. SR149587TI

Title No. 0098802

SWD r.020212

STATUTORY WARRANTY DEED

Mark E. Keil and Martina Keil, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Janet M. Higgins,

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 No. 137426

2310-02700-00600-000

The true and actual consideration for this conveyance is "Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this thirty day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 94,800.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee".

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:

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 11 day of October 2013

Mark E Keil
Mark E. Keil

Martina Keil
Martina Keil

State of Oregon
County of ~~DESCHUTES~~ Lake

This instrument was acknowledged before me on October 11, 2013 by Mark E. Keil and Martina Keil.



Kristen C Wells
(Notary Public for Oregon)

My commission expires 10-18-2016

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the W 1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the W1/2 SE1/4 of said Section 27; thence North 89° 55' 42" East 683.09 feet to the true point of beginning of this description; thence North 89° 55' 42" East 318.05 feet; thence South approximately 672.55 feet to a point 320.13 feet West of the East line of said W1/2 SE1/4 Section 27; thence West 320.14 feet; thence North 672.17 feet to the true point of beginning.