

2013-012318

Klamath County, Oregon

11/01/2013 02:32:33 PM

Fee: \$52.00

15+ 2156954-ALF

AFTER RECORDING RETURN TO:

Carlyle F. Stout III  
Attorney at Law  
215 Laurel Street  
Medford, OR 97501

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

### WARRANTY DEED

**BS VAN CORPORATION**, an Oregon corporation, Grantors, convey and warrant to **RICHARD WILLIAM AVEY, RICHARD DARRELL AVEY, AND DARETTA KAY AVEY**, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto

The true consideration for this conveyance is the sum of \$145,000.00, which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 30 day of October, 2013.

**BS VAN CORPORATION**, an Oregon corporation

Sheryl Van Fleet member  
By: Sheryl Van Fleet, its authorized Member

Bryon Van Fleet Member  
By: Bryon Van Fleet, its authorized Member

Seller

Notarial signature to follow

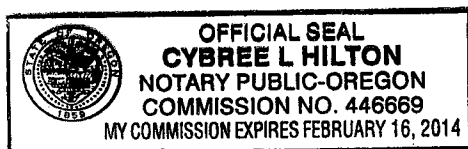
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F.  
57.00

STATE OF OREGON   )  
                                  )ss.  
County of Benton    )

October 30, 2013.

Personally appeared before me the above named **BS Van Corporation, an Oregon corporation, Sheryl Van Fleet and Bryon Van Fleet, authorized Members**, and acknowledged the foregoing instrument to be their voluntary act and deed.



*(clients/van fleet/ warranty deed)*

*Cybree L. Hilton*  
Notary Public for Oregon  
My Commission Expires: 2-16-2014

## WARRANTY DEED

### EXHIBIT A LEGAL DESCRIPTION

The N 1/2 of the N 1/2 of Tracts No. 1, GIENGERS HOME TRACTS, In the County of Klamath, State of Oregon, TOGETHER WITH any portion of the S 1/2 of the N 1/2 of said Tract No. 1 which lies Northerly from a straight line extending from the East line of said tract to the West line thereof and which is located exactly four inches Northerly from the East and West ends of the Northerly line of the cement foundation of the aluminum shop building situated on the S 1/2 of the N 1/2 of Tract No. 1, of said Giengers Home Tracts, but less any portion of said N 1/2 of the N 1/2 of said Tract No. 1, which lies South of the above describes line lying four inches Northerly of the Northerly line of said cement foundation.

SAVING AND EXCEPTING THEREFROM that portion described In Deed recorded June 16, 1965 in Book 353 at Page 519, Deed Records of Klamath County for State Highway.

Subject to:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Liens and assessments of Klamath Project and Enterprise Irrigation District Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
7. Rules, regulations and assessments of South Suburban Sanitary District.
8. Property line Agreement and the terms and conditions thereof:  
Between: Ray H. Williams, et ux  
And: R. H. Cook and Idella Cook  
Recording Information: Recorded February 16, 1953, in Volumn 259 page 215, and  
re-recorded November 21, 1960, in Volumn 325 Page 391,  
Records of Klamath County, Oregon
9. Limited access provisions contained in Deed the State of Oregon, by and through State Highway

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Commission recorded June 16, 1964, Volumn 353 Page 519 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

10. Easement, including terms and provisions contained therein:  
Recording Information: Recorded May 23, 1958 in Volumn 399 Page 512, Records of  
Klamath County, Oregon  
In Favor of: South Suburban Sanitary District  
For: Easement