



MT98076MS

2013-012564

Klamath County, Oregon

11/08/2013 01:13:35 PM

Fee: \$47.00

After recording return to:

Parley Duane Seal

4043 Anderson Avenue

Klamath Falls, OR 97603

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

Parley Duane Seal

4043 Anderson Avenue

Klamath Falls, OR 97603

Escrow No. MT98076-MS

Title No. 0098076

SWD r.020212

STATUTORY WARRANTY DEED

Benjamin C. Fox,

Grantor(s), hereby convey and warrant to

Parley Duane Seal and Rebecca Lynn Seal, 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

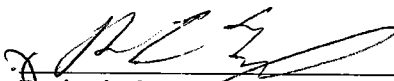
The true and actual consideration for this conveyance is **\$130,000.00**.

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:

47.92
dnat.

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 7th day of Nov, 2013


Benjamin C. Fox

State of Oregon
County of Klamath

This instrument was acknowledged before me on 11/7, 2013 by Benjamin C. Fox.




(Notary Public for Oregon)

My commission expires 12/2014

LEGAL DESCRIPTION

“EXHIBIT A”

A portion of the NE1/4 of the NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 1062.3 feet, and North 88° 30' West a distance of 30 feet from the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; running thence North 88° 39' West a distance of 275.4 feet to an iron pin; thence South 0° 10' East parallel to the section line a distance of 228.4 feet to an iron pin, the point of beginning; thence South 88° 39' East a distance of 115 feet to a wooden stake; thence North 0° 10' West parallel to the section line a distance of 175 feet to a wooden stake; thence North 88° 39' West a distance of 115 feet to a wooden stake; thence South 0° 10' East parallel to section line 175 feet to an iron pin, the point of beginning.