



THIS SPACE RESERVED FOR R

2013-012634
Klamath County, Oregon
11/12/2013 01:47:11 PM
Fee: \$47.00

After recording return to:

Jherime Kellermann

1001 Loma Linda Drive

Klamath Falls, OR 97601

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

Jherime Kellermann

1001 Loma Linda Drive

Klamath Falls, OR 97601

Escrow No. MT99021-SH

Title No. 0099021

SWD r.020212

STATUTORY WARRANTY DEED

Robert S. Long and Deborah A. Long, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Jherime Kellermann and Amy Stercho, 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

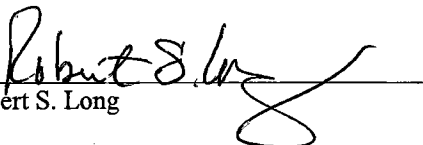
The true and actual consideration for this conveyance is **\$244,000.00**.

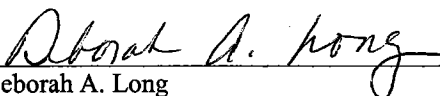
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

47.00

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 12 day of Nov., 2013


Robert S. Long


Deborah A. Long

State of Oregon
County of Klamath

This instrument was acknowledged before me on Nov. 12, 2013 by Robert S. Long and Deborah A. Long.


(Notary Public for Oregon)

My commission expires 2/5/15

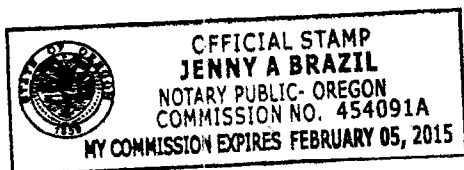


EXHIBIT "A"
LEGAL DESCRIPTION

All those portions of Lots 1, 2 and 3, Block 7, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, and that portion of vacated Shasta View Street adjoining Lot 3, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly right of way Laguna Street, said point being on the Westerly line of vacated Shasta View Street and also being North 21°14' West 74.00 feet from the Southwest corner of Lot 1, Block 8, THE TERRACES; thence along the Northeasterly line of Laguna Street, North 21°14' West 118.90 feet; thence Northeasterly along the arc of a 19.0 foot radius curve having a long chord which bears North 41° 39 3/4' East 33.83 feet, a distance of 41.72 feet; thence Southeasterly along the arc of a curve which has a radius of 115.84 feet and a long chord which bears South 54° 20 1/4' East 83.42 feet, a distance of 85.34 feet; thence South 33° 14' East 43.42 feet to the Northeasterly corner of that parcel described in Deed Volume M75 at page 16322, Klamath County Deed Records; thence South 54° 13' 49" West, along the Northwesterly line of said parcel described in M75 at page 16322, 87.50 feet to the point of beginning.