



MT99317KR

2013-012974

Klamath County, Oregon

11/20/2013 09:43:09 AM

Fee: \$42.00

After recording return to:

Sherilyn Wilson

6641 Redding Street

Klamath Falls, OR 97603

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

Sherilyn Wilson

6641 Redding Street

Klamath Falls, OR 97603

Escrow No. MT99317-KR

Title No. 0099317

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Michael F. Harris, Trustee of The Harris Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Sherilyn Wilson,**

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:

Tracts 31, 32, 33 and the N1/2 of Tract 34 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Tracts 31, 32 and 33 of ANKENY GARDEN TRACTS, described as follows:

That portion of Tracts 31, 32 and 33 of ANKENY GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Tract 31; thence North 89° 15' 54" East, 197.62 feet along the North line of said Tract 31; thence South 00° 01' 03" East, 234.22 feet parallel with the West line of said Tract 31 and 32; thence South 89° 15' 54" West, 155.62 feet; thence South 00° 01' 03" East 47.00 feet; thence South 89° 15' 54" West, 42.00 feet; thence North 00° 01' 03" West, 281.22 feet along the West line of said Tracts 31, 32 and 33 to the point of beginning.

ALSO EXCEPTING THEREFROM those portions of the irrigation lateral as conveyed to the United States of America by Deed Volume 29 at page 277, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$225,500.00**.

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:

42.00

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.

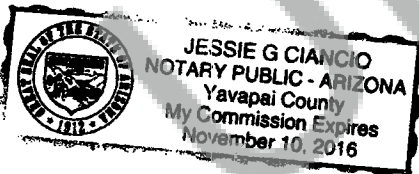
Dated this 18 day of NOVEMBER 2013

The Harris Revocable Living Trust

BY Michael F. Harris  
Michael F. Harris, Trustee

State of Arizona  
County of Yavapai

This instrument was acknowledged before me on Nov 18, 2013 by Michael F. Harris, Trustee of The Harris Revocable Living Trust.



Jessie G. Ciancio  
(Notary Public)  
My commission expires NOV 10, 2016