



2013-013017
Klamath County, Oregon
11/22/2013 08:40:40 AM
Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:
Richard H. Bates and Laurel Bates
2834 Fredrick Dr.
Medford, OR 97504

GRANTEE:
Daniel R. Horton
P.O. Box 682
Eagle Point, OR 97524

SEND TAX STATEMENTS TO:
Daniel R. Horton
P.O. Box 682
Eagle Point, OR 97524

AFTER RECORDING RETURN TO:
Daniel R. Horton
P.O. box 682
Eagle Point, OR 97524

Escrow No: 470313029768-TTJA37

Brown Road
Ft. Klamath, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard H. Bates and Laurel Bates, Grantor, conveys and warrants to Daniel R. Horton, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A' attached hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$198,000.00. (See ORS 93.030)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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
470313029768-TTJA37
Deed (Warranty-Statutory)

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: 11/19/13

Richard H. Bates
Richard H. Bates
Laurel Bates
Laurel Bates

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on

11-19-2013

by

Richard H. Bates &
Laurel Bates
Kimberly Layres

My commission expires: 3-16-17 Notary Public - State of Oregon

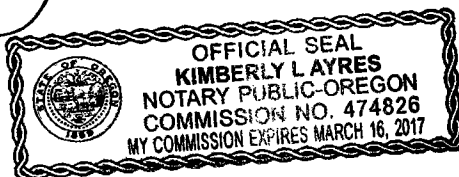


EXHIBIT 'A'
LEGAL DESCRIPTION

E1/2 of the NE1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Together with a perpetual, nonexclusive easement for ingress and egress over the easterly 30 feet of the NE1/4 of the SE1/4 of said Section 23 as granted in Agreement for Easement recorded on September 12, 1996 in Vol M96, page 28762, Microfilm records of Klamath County, Oregon.

AND ALSO the W1/2 of the NW1/4 of Section 24, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.