



98522KR

THIS SPACE RESERVED FOR RE

2013-013252
Klamath County, Oregon
12/02/2013 01:30:46 PM
Fee: \$52.00

After recording return to:

Aaron R. Reeves

PO Box 748

Keno, OR 97627

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

Aaron R. Reeves

PO Box 748

Keno, OR 97627

Escrow No. MT98522-KR

Title No. 0098522

SWD r.020212

STATUTORY WARRANTY DEED

Kelly E. Brennan and Amy L. Brennan, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Aaron R. Reeves and Karen M. Reeves, 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 **\$67,000.00**.


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:

52.00
amt.

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 27th day of November, 2013.


Kelly E. Brennan


Amy L. Brennan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 27, 2013 by Kelly E. Brennan and Amy L. Brennan.


(Notary Public for Oregon)



My commission expires 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 8; thence South 89°35'55" East along the South line of Lot 8 a distance of 360.29 feet, more or less, to the East line of a roadway being described in that instrument recorded in Volume 101 of Deeds, Page 59, Records of Klamath County, Oregon; thence South 0°0'39" West along said East line a distance of 30.00 feet; thence South 89°35'55" East a distance of 228.16 feet; thence North 18°15'57" West a distance of 480.42 feet; thence North 48°48'55" West a distance of 587.39 feet, more or less, to a point on the West line of Lot 8, said point being South 0°17'52" East, 550.00 feet from the Northwest corner of Lot 8; thence South 0°17'52" East along the West line of Lot 8 a distance of 808.90 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following 4 Parcels:

Parcel 1:

A tract of land situated in the E1/2 SE1/4, Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of that tract of land described in Deed Volume M77 at Page 22478, as recorded in the Klamath County Deed Records, said point located South 00°09'58" East 850.01 feet and South 68°18'48" East 390.82 feet from the center-east 1/16 corner of said Section 36; thence continuing South 68°18'48" East 119.65 feet to the most Southerly point of the tract of land described in said Deed Volume M77 at Page 22478; thence South 18°15'02" East (South 18°15'57" East by D.V. M75 at Page 5012) 372.92 feet; thence North 89°35'00" West (North 89°35'55" West by D.V. M75 at Page 5012) 228.16 feet; thence North 00°01'34" East (North 00°00'39" East by D.V. M75 at Page 5012) 30.00 feet; thence continuing North 00°01'34" East 366.72 feet to the point of beginning.

Parcel 2:

A parcel of land situated in the NE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 SE1/4 which bears South 0°17'20" East a distance of 850.01 feet from the Northwest corner of said NE1/4 SE1/4; said point also being the Southwesterly corner of parcel described in Deed Volume M77 at Page 22478, Microfilm Records of Klamath County, Oregon; thence continuing South 0°17'20" East a distance of 245.0 feet to a point; thence South 89°35'55" East a distance of 360.25 feet to the West line of parcel described in Deed Volume M82, Page 11220, Microfilm Records of Klamath County, Oregon; thence North along said West line to its intersection with the Southerly line of said parcel described in Volume M77, Page 22478; thence along said Southerly line, North 68°18'48" West a distance of 390.82 feet, more or less, to the point of beginning.

(continued)

(legal description continued)

Parcel 3:

A tract of land situated in the NE1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 SE1/4, from which the center-east 1/16 corner bears North 00°09'58" West, North 00°17'20" West by D.V. M75, Page 5012, as recorded in the office of the Klamath County Clerk, 550.01 feet; thence South 48°48'00" East 586.83 feet (South 48°48'55" East 587.39 feet by said D.V. M75, Page 5012); thence South 18°15'02" East (South 18°15'57" East by said D.V. M75, Page 5012) 107.5 feet; thence North 68°18'48" West 510.47 feet, more or less, to a point on the West line of said NE1/4 SE1/4 that is South 00°09'58" East 300.00 feet from the point of beginning; thence North 00°09'58" West 300.00 feet to the point of beginning, with bearings based on recorded Survey No. 2556, as recorded in the office of the Klamath County Surveyor.

Parcel 4:

A tract of land situated in the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE1/4 of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence South 89°55'39" East 45.00 feet; thence South 00°10'19" East 89.79 feet; thence South 44°14'24" West 64.30 feet to the SE1/16 corner of said Section 36; thence North 00°10'19" West 135.91 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.

TOGETHER WITH a tract of land situated in the SE1/4 of the Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning on the North-South centerline of the SE1/4 of said Section 36 from which the SE1/16 corner of said Section 36 bears South 00°10'19" East 135.91 feet; thence North 89°55'39" West 60.96 feet; thence North 00°10'19" West 72.53 feet; thence North 70°33'50" East 64.57 feet to a point on the said North-South centerline; thence South 00°10'19" East 94.09 feet to the point of beginning, with bearings based on Property Line Adjustment 18-04 on file at the office of the Klamath County Surveyor.