

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRIC

2013-013386

Klamath County, Oregon



00145849201300133860020028

12/05/2013 10:53:20 AM

Fee: \$42.00

Returned to County

ADRIAN A. AABY
PO Box 488
FORT KLAMATH, OR 97626

Grantor's Name and Address

MELANIE M. AABY
PO Box 488
FT. KLAMATH, OR 97626

Grantee's Name and Address

After recording, return to (Name and Address):

SAME AS ABOVE

Until requested otherwise, send all tax statements to (Name and Address):

SAME AS ABOVE

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that ADRIAN A. AABY

hereinafter, called grantor, for the consideration hereinafter stated, to grantor paid by ADRIAN A. AABY & MELANIE M. AABY
AS HUSBAND AND WIFE

husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

R-3206-03600-00200-R-171717

PLEASE SEE EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ GIFT. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on DECEMBER 5TH 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

A. Aaby

STATE OF OREGON, County of Klamath ss.

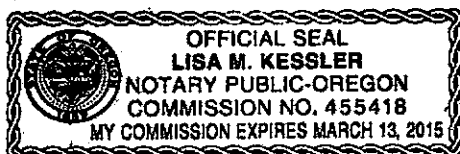
This instrument was acknowledged before me on December 5, 2013
by Adrian A. Aaby

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa M. Kessler
Notary Public for Oregon

My commission expires March 13, 2015

EXHIBIT "A"

All that certain real property situated in Section 36, Township 32 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at corner No. 1 identical with the northeast corner to Section 1 in Township 33 South, Range 6 East of the Willamette Meridian; thence North 27 minutes East 60.36 chains to corner No. 2; thence South 89 degrees 59 minutes West 20 chains to corner No. 3; thence, South 27 minutes West 40 chains to corner No. 4; thence, South 89 degrees 59 minutes West 10 chains to corner No. 5; thence, South 1 degree 2 minutes West 20.35 chains to corner No. 6; thence, North 89 degrees 59 minutes East 30.21 chains to corner No. 1, the place of beginning.

EXCEPTING THEREFROM all that certain real property situated in Section 36, Township 32 South, Range 6 East of the Willamette Meridian, and particularly described as follows to-wit: Beginning at the $\frac{1}{4}$ section corner between Section 36, Township 32 South, Range 6 East, and Section 31, Township 32 South, Range 7 $\frac{1}{2}$ East, thence North 0°27' East along the Range line to the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 36; thence South 89°59' West to the intersection with the East line of the Crater Lake Highway; thence Southeasterly along the Eastern boundary of the said highway to the point of beginning. This description is intended to describe a plot of ground bounded on the East by the said Range line, on the North by the boundary line between the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the Crater Lake Highway on the West and South and being a triangular piece on the Northeast portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$.

ALSO EXCEPTING THEREFROM a tract of land situated in the SE $\frac{1}{4}$ of Section 36, Township 32 South, Range 6 E.W.M., described as follows: Beginning at the East $\frac{1}{4}$ corner of said section; thence West along the EW Center Line of said section 208.7 feet; thence South at right angles parallel to the East section line 1043.5 feet; thence East parallel to the EW Center Line 208.7 feet to the East section line; thence North along said E line 1043.5 feet to the point of beginning, Except for a portion lying in State Hwy. 62.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ First American Title _____ the _____ 26th day of _____ June _____ A.D., 19 98 at 11:19 o'clock _____ A _____ M., and duly recorded in Vol. _____ M98 of _____ Deeds _____ on Page 22340

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hedder Ross