

2013-013582

Klamath County, Oregon

12/10/2013 12:19:27 PM

Fee: \$47.00

Clackamas Branch
File No. 16F0184361

After recording return to:
Bruce Benson and Sheryll Benson
1026 Yoke Road
Lapine, OR 97739

Until a change is requested, all tax statements shall be sent
to the following address:
Bruce Benson and Sheryll Benson
1026 Yoke Road
Lapine, OR 97739

STATUTORY WARRANTY DEED

Stephen Richard Robertson and Denise Ann Robertson, Grantor, conveys and warrants to Bruce Benson and Sheryll Benson, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

The NW 1/4 SE 1/4 NE 1/4 of Section 12, Township 23, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also described by Deed Volume M76 at Page 11757 Microfilm Records of Klamath County as Tract 8 of Wagon Trail Acreages

Tax Account No. R129667

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$43,260.00

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.

47ant

Dated 4th day of December, 2013

Stephen Richard Robertson
Stephen Richard Robertson

Denise Ann Robertson
Denise Ann Robertson

STATE OF OREGON

COUNTY OF Deschutes

The foregoing instrument was acknowledged before me this 4 day of December, 2013 by
Stephen Richard Robertson and Denise Ann Robertson.

Julie A. Walters
Notary Public State of Oregon
My commission expires: 10-07-2017

Order No. 16F0184361

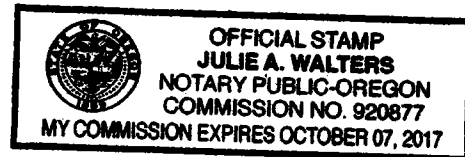


Exhibit "A" with Exceptions

Subject to:

7. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol.

8. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

9. Reservations and easements created by instrument, subject to the terms and provisions thereof,

Recorded: August 2, 1976

Volume: M76, page 11757, Microfilm Records of Klamath County, Oregon