

**2013-014057****Klamath County, Oregon****12/26/2013 01:10:55 PM****Fee: \$42.00**

After recording return to:

ANDREW N. BAIRDc/o 5436 Homedale Rd.Klamath Falls, OR 97603

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

ANDREW N. BAIRDc/o 5436 Homedale Rd.Klamath Falls, OR 97603Escrow No. MT99673-DSTitle No. 0099673

SWD r.020212

STATUTORY WARRANTY DEED**GALE R. HARPER,**

Grantor(s), hereby convey and warrant to

ANDREW N. BAIRD,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:

A parcel of land situate in the W1/2 SW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:
Commencing at the Southwest corner of said Section 34; thence North along the West line of said Section 34, 630.00 feet; thence leaving said section line North 89°51'27" East, 660 feet to the point of beginning for this description; thence North 89°51'27" East 474.42 feet to the beginning of a curve; thence along the arc of a 180.00 foot radius curve to the right 280.36 feet (delta=89°14'33"); thence North 00°54'00" West along the Westerly boundary of a parcel of land described in Block 245 at page 17 Deed Records of Klamath County, Oregon, 562.70 feet; thence leaving said Westerly line West, 646.00 feet; thence South, 386.64 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$55,000.00**.

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:

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 19 day of Dec, 2013

Gale R. Harper
GALE R. HARPER

State of Oregon
County of Marion

This instrument was acknowledged before me on 12/19, 2013 by GALE R. HARPER.

[Signature]
(Notary Public for Oregon)

My commission expires 11-18-15

