

2014-000082

Klamath County, Oregon



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01/07/2014 08:47:31 AM

Fee: \$52.00

Grantors:

Jack A. Fortner
Gretchen L. Fortner
529 NW 4th
Corvallis, OR 97330

Grantees:

Jeffrey L. Kirsch
Edsil C. Kirsch
PO Box 3271
LaPine, OR 97739

Until a change is requested,
send tax statements to:

Jeffrey Kirsch
PO Box 3271
LaPine, OR 97339

After recording return to:

Jeffrey Kirsch
PO Box 3271
LaPine, OR 97339

WARRANTY DEED

Jack A. Fortner and Gretchen L. Fortner, as husband and wife and Dorothy J. Shepard individually and as the widow of Clay C. Shepard, Grantors, convey and warrant to Jeffrey L. Kirsch and Edsil C. Kirsch, not as tenants in common but with right of survivorship, as Grantees, the following described real property in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit A attached hereto and by this reference incorporated herein

The true and actual consideration paid for this conveyance is \$17,000. However the true and actual consideration includes other property or value given or promised which is the whole of the consideration.

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 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantors have duly executed this instrument this 29 day of November, 2013.

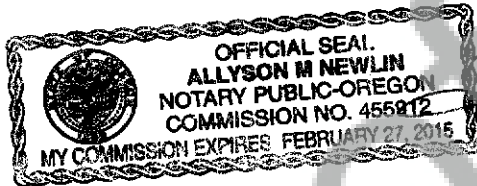
~~Jack A. Fortner~~

Gretchen L. Fortner

Dorothy J. Shepato

STATE OF OREGON)
) ss.
County of Deschutes)

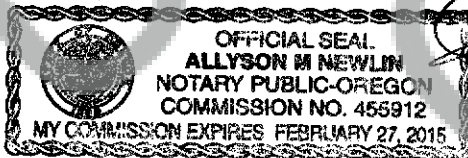
The foregoing instrument was acknowledged before me this 29 day of November, 2013, by Jack A. Fortner.



Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

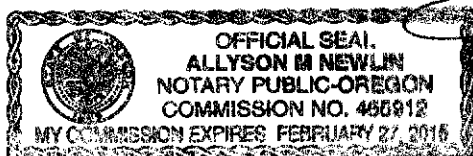
The foregoing instrument was acknowledged before me this 21 day of November, 2013, by Gretchen L. Fortner.



Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 21 day of November, 2013, by Dorothy J. Shepard.



Notary Public for Oregon

EXHIBIT "A"

Lots 10 and 11 in Block 4 Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Transmission Line Easement, including the terms and provisions thereof,

Dated: September 13, 1951
Recorded: October 9, 1951, in volume 250 page 282, Deed records of Klamath County, Oregon
From: Estelle Berry aka Estelle M. Berry, a widow
To: the United States of America

2. Easement, including the terms and provisions thereof,

Dated: June 23, 1972
Recorded: June 30, 1972, in Volume M72 page 7124, Deed records of Klamath County, Oregon
From: Jack C. Ecoff
To: United States of America

3. Articles of Association of Sun Forest Estates Property Owners, including the terms and provisions thereof,

Dated: September 7, 1972
Recorded: September 10, 1972, in Volume M72, page 10581, Deed Records of Klamath County, Oregon

4. Building and Use Restrictions for Sun Forest Estates, including the terms and provisions thereof,

Dated: May 8, 1972
Recorded: September 10, 1972, in Volume M72 page 10585, Deed Records of Klamath County, Oregon