



THIS SPACE RESERVED FOR RECORDER'S USE

2014-000461
Klamath County, Oregon
01/17/2014 02:24:56 PM
Fee: \$47.00

After recording return to:

Dean B. Warner

2391 Joe Wright Road

Klamath Falls, OR 97603

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

Dean B. Warner

2391 Joe Wright Road

Klamath Falls, OR 97603

Escrow No. MT99697-MS

Title No. 0099697

SWD r.020212

STATUTORY WARRANTY DEED

Dean B. Warner and Kristine L. Warner, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Dean B. Warner,

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 portion of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Commencing at an iron pin at the center line intersection of Washburn Way and Joe Wright Road; thence along the center-line of Joe Wright Road South 89°43' West, 679.25 feet; thence North 3°25' West, 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3°25' West, 299.06 feet to a 3/4" iron pipe; thence North 89°43' East, 100.00 feet to a 3/4" iron pipe; thence South 3°25' East 299.06 feet to a 3/4" iron pipe on the North Boundary of Joe Wright Road; thence along said Road Boundary, South 89°43' West, 100.00 feet to the true point of beginning.

The true and actual consideration for this conveyance is **\$0.00**.

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:

Amat

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.

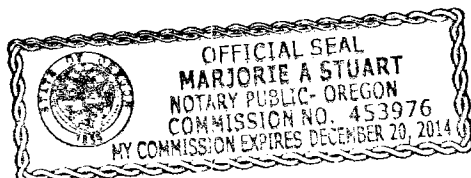
Dated this 13th day of Jan, 2014

Dean B. Warner
Dean B. Warner

Kristine L. Warner
Kristine L. Warner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/13, 2014 by Dean B. Warner and Kristine L. Warner



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14