



2014-000468

Klamath County, Oregon

01/17/2014 02:54:56 PM

Fee: \$47.00

After recording return to:

Kenneth B. Cairns

40331 Mountain Vista Lane

Polson, MT 59860

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

Kenneth B. Cairns

40331 Mountain Vista Lane

Polson, MT 59860

Escrow No. SB151169LR

Title No. 0099676

SWD r.020212

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**STATUTORY WARRANTY DEED**

Rivermark Community Credit Union,

Grantor(s), hereby convey and warrant to

**Kenneth B. Cairns and Christine E. Cairns, as tenants by the entirety,**

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 Lot 2, Land Partition 85-05 also described in Special Warranty Deed 2010-013915 Klamath County Clerk Records, located in the SE1/4 of the SE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of Parcel 2, Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239, point also being on the East right of way line of Kurtz road; thence along said right of way line North 00°29'12" East 324.42 feet; thence leaving said right of way line North 89°34'16" East 1285.07 feet to a point on the East line of the SE1/4 of Section 16; thence along said Section line South 00°36'46" West 332.01 feet to the Northeast corner of Parcel 1, Land Partition 85-05; thence leaving said section line and continuing along the North line of said Parcel 1 South 89°55'08" West 420.50 feet to the Northwest corner of said Parcel 1; thence North 28.56 feet; thence West 442.27 feet; thence South 60.00 feet; thence West 421.67 feet to a point on the East right of way line of Kurtz Road; thence continuing along said right of way line North 00°28'17" East 30.00 feet to the point of beginning. The basis of bearings is based upon the South line of Section 16 from the East 1/16 corner of Section 16 to the Southeast corner of Section 16, Township 23 South, Range 10 East of the Willamette Meridian in Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

136203

2310-016D0-01700-000

The true and actual consideration for this conveyance is \$275,000.00.

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:

Grantor conveys and specially warrants to Kenneth B. Cairns and Christine E. Cairns, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or

successor trustee under that certain trust deed recorded in April 24, 2007 in Volume 2007-007404, Microfilm Records of Klamath County, Oregon, except as specifically set forth below:

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 15 day of January, 2014

Rivermark Community Credit Union

BY: Chris Cardwell  
Chris Cardwell, Authorized Signer

State of Oregon  
County of Washington

This instrument was acknowledged before me on 1/15, 2014 by Rivermark Community Credit Union by ~~Chris Cardwell~~ its authorized signer.

\*Chris Cardwell, as

Bonnie E. Dibb  
(Notary Public)

My commission expires 6/4/2014

