

mtc99668

After Recording Return to:
GARY RICHARD WARD
4606 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623
File No. 2301-92206-2

2014-001595
Klamath County, Oregon
02/25/2014 09:54:20 AM
Fee: \$52.00

Mail Tax Statements To:
4606 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

Tax ID No.: 3811-022B0-00600

WARRANTY DEED

THIS INDENTURE made and entered into on this 17 day of JANUARY, 2014 by and between **FLOYD RAYMOND WARD, JR. AND SUZANNE SCHERI SCHERINI-WARD, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP**, of 3514 LONDONDERRY DRIVE, SANTA CLARA, CA 95050 hereinafter referred to as Grantor(s) and **GARY RICHARD WARD**, of 4606 BLY MOUNTAIN CUTOFF ROAD, BONANZA, OR 97623, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION OF Prior instrument reference:
DOCUMENT NUMBER: 2013-007042, Recorded: 06/20/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 0.00. See ORS 93.030.

Assessor's parcel No. 3811-022B0-00600

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 17 day of JANUARY, 20 14.

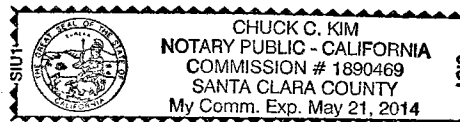
Floyd Raymond Ward Jr.
FLOYD RAYMOND WARD, JR.

Suzanne Scheri Scherini-Ward
SUZANNE SCHERI SCHERINI-WARD

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on JANUARY 17, 2014 by FLOYD RAYMOND WARD JR.

Chuck Kim
NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES MAY 21, 2014



STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on JANUARY 17, 2014 by SUZANNE SCHERI SCHERINI-WARD

Chuck Kim
NOTARY PUBLIC FOR CALIFORNIA
MY COMMISSION EXPIRES MAY 21, 2014

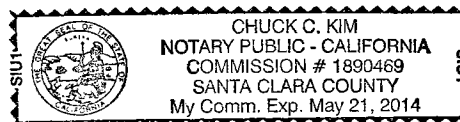


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 4 OF LAND PARTITION 7-72, SITUATED IN THE NORTH 1/2 OF NORTH 1/2 OF SECTION 22, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 WITH THE WESTERLY RIGHT OF WAY LINE OF BLY MOUNTAIN CUTOFF ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE NORTH 15 DEGREES 58' WEST 312 FEET; THENCE NORTH 83 DEGREES 24' WEST 395 FEET; THENCE SOUTH 00 DEGREES 31' EAST 142 FEET; THENCE NORTH 89 DEGREES 05' WEST 458.43 FEET; THENCE SOUTH 00 DEGREES 31' EAST 202 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 22; THENCE EASTERLY ALONG SAID SOUTH LINE 933.5 FEET TO THE TRUE POINT OF BEGINNING. ALL BEARINGS AND DISTANCES ARE RECORD OR WERE CALCULATED FROM LAND PARTITION 7-72 AND KLAMATH COUNTY DEED VOLUME M91, PAGE 1101.

APN: 3811-022B0-00600

PROPERTY COMMONLY KNOWN AS: 4606 BLY MOUNTAIN CUTOFF ROAD, BONANZA, OR 97623