



After recording return to:
Martin Cerrillo-Garcia
2448 Madison St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Martin Cerrillo-Garcia
2448 Madison St
Klamath Falls, OR 97603

File No.: 7021-2202336 (ALF)
Date: January 23, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William M. Ganong and Marie I. Ganong, as Trustees of the WMGPS Trust, Grantor, conveys and warrants to **Martin Cerrillo-Garcia**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the south bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner on the East line of said Section; thence along the said South bank or line of said ditch, North 61° 18" West a distance of 87 feet; North 70° 38' West a distance of 524 feet; thence South 79° 21' West a distance of 51 feet; thence South 39° 14' West a distance of 68 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0° 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin; thence South 93 feet to an iron pin; thence East 235 feet, more or less, to said East line of said Section 2; thence North along said section line a distance of 262 feet more or less, to the point of beginning, situate in the NE1/4 SE1/4 of said Section 2; saving and excepting for roadway purposes a strip of land 30 feet wide East and West along the East line of said above described land.

EXCEPTING THEREFROM:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

1st 52- True Consideration \$101,000.00

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, approximately 480 feet South of the quarter corner of the East line of said Section; thence along the said South line of bank of said ditch, North 61° 18' West a distance of 87 feet; thence North 70° 38' West a distance of 524 feet; thence South 79° 21' West a distance of 51 feet; thence South 39° 14' West a distance of 60 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0° 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, Bel Aire Gardens; thence continuing East a distance of 75.0 feet to a point; thence North 0° 14' 30" West a distance of 100 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the Right-of-Way of Madison Street.

ALSO EXCEPTING THEREFROM a parcel of land situated in the East 1/2, Northeast 1/4 Southeast 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Westerly line of Madison Street, said point being North 0° 14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211 Page 211, records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0° 04' West a distance of 1,340.2 feet South 89° 13' West a distance of 30.0 feet and North 0° 14' 30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0° 14' 30" East along the Westerly line of Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence West parallel with the North line of BEL AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211 Page 211, a distance of 130.0 feet to a 1/2 inch iron pin; thence North 0° 14' 30" West parallel with Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS subdivision and parallel with the Southerly line of that tract of land as described in said Deed Volume 211 Page 211 a distance of 130.0 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$101,000.00**. (Here comply with requirements of ORS 93.030)

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 26th day of February, 2014.

William M. Ganong and Marie I. Ganong, as
Trustees of the WMGPS Trust

Wendy L. Young, Trustee
Wendy L. Young, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26th day of February, 2014
by as of William M. Ganong and Marie I. Ganong, as Trustees of the WMGPS Trust, on behalf of the .

Meli Ann Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017

