

1st 2209697-MT

2014-001943
Klamath County, Oregon
03/07/2014 11:06:46 AM
Fee: \$52.00



After recording return to:
Robert M. Oates, Jr and Tamara A.
Oates
27210 Modoc Point Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Robert M. Oates, Jr and Tamara A.
Oates
27210 Modoc Point Rd
Chiloquin, OR 97624

File No.: 7021-2209697 (MT)
Date: March 03, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Oates, Jr, Grantor, conveys and warrants to **Robert M. Oates, Jr and Tamara A. Oates**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$0.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 3 day of March, 2014.

Robert Oates, Jr.
Robert Oates, Jr

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3rd day of March, 2014
by **Robert Oates, Jr.**

Meli Ann Trujillo

Meli Trujillo

Notary Public for Oregon

My commission expires: November 17, 2017

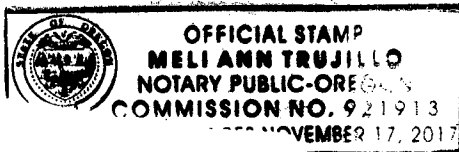


EXHIBIT A

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

The North 320 feet of Government Lot 4; also that portion of Government Lot 3 conveyed by deed recorded in Volume 140 Page 125, deed records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, which point is also on the West line of the Old Dalles-California Highway right of way; thence South along the West line of said Lot 3, 313 feet; thence due East 163 feet to a point in the West line of said highway right of way thence in a Northwesterly direction along the West line of said right of way to the point of beginning, all being in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.