



THIS SPACE RESERVED FOR RECORDER'S USE

2014-001951

Klamath County, Oregon

03/07/2014 12:51:46 PM

Fee: \$62.00

After recording return to:

James D. Ostrander

240 S. Rogers Street

Klamath Falls, OR 97601

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

James D. Ostrander

240 S. Rogers Street

Klamath Falls, OR 97601

Escrow No. MT99985-SH

Title No. 0099985

SWD r.020212

STATUTORY WARRANTY DEED

Jesse Skinner and Amelia Williams,

Grantor(s), hereby convey and warrant to

James D. Ostrander,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

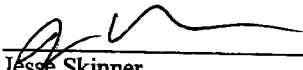
The true and actual consideration for this conveyance is \$69,000.00.

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:

62 ALT

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.

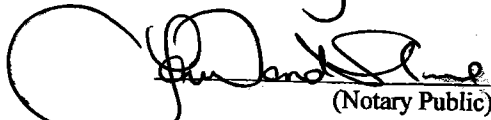
Dated this 21 day of February, 14.



Jesse Skinner

State of Virginia
County of Winchester
City Winchester

This instrument was acknowledged before me on February 21, 2014 by Jesse Skinner.

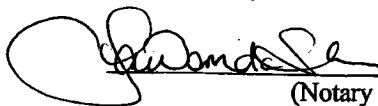


(Notary Public)

My commission expires 3/31/15

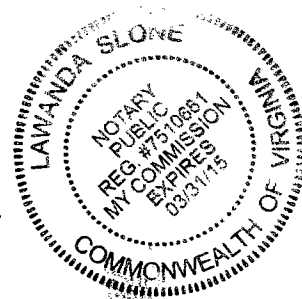
State of Virginia
County of Winchester
City Winchester

This instrument was acknowledged before me on February 21, 2014 by Jesse Skinner.



(Notary Public)

My commission expires 3/31/2015



Dated this 20 day of February, 2014

[Signature]
Amelia Williams

State of OR
County of Clackamas

This instrument was acknowledged before me on February 20, 2014 by Amelia Williams.

Angela Rose Pense
(Notary Public)
My commission expires 5/13/17

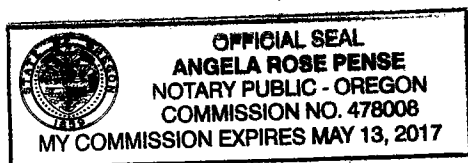


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 120 feet Southerly from the Southeast corner of Lot 4 in Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence Southerly along the Westerly line of said Rogers Street, 60 feet; thence Westerly at right angles to first course 100 feet; thence Northerly parallel with first course 60 feet; thence Easterly 100 feet to the point of beginning, situate in Lot 2 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being that parcel of land formerly designated as Lot 7 of Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon.