



100490DS

THIS SPACE RESERVED FOR

2014-002911

Klamath County, Oregon

04/04/2014 08:59:51 AM

Fee: \$52.00

After recording return to:

DONNA S. REISINGER

12790 HIGHWAY 39

KLAMATH FALLS, OR 97603

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

DONNA S. REISINGER

12790 HIGHWAY 39

KLAMATH FALLS, OR 97603

Escrow No. MT100490DS

Title No. 0100490

SWD r.020212

### STATUTORY WARRANTY DEED

**PEGGY L. BATES,**

Grantor(s), hereby convey and warrant to

**DONNA S. REISINGER,**

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 **\$74,000.00**.

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:

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.

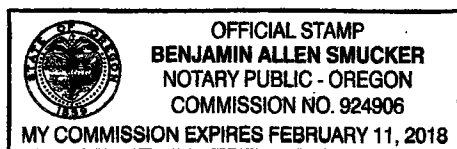
Dated this 28 day of MARCH, 2014.

  
PEGGY L. BATES

State of Oregon

County of LANE

This instrument was acknowledged before me on MARCH 28, 2014 by PEGGY L. BATES.



  
(Notary Public for Oregon)

My commission expires 02/11/2018

## LEGAL DESCRIPTION

### "EXHIBIT A"

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Beginning at a point in the E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88° 57' East 195 feet, and thence North 0° 35' West 240 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2; thence North 0° 35' West along the East edge of a strip of land deeded to Klamath County for road purposes, a distance of 124.78 feet thence North 89° 45' East 135 feet to the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2: thence South 0° 35' East along said East line a distance of 124.78 feet; thence South 89° 45' West 135 feet to the point of beginning being a parcel of land in the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.