



THIS SPACE RESERVED FOR RECORDER'S USE

2014-003712
Klamath County, Oregon
04/21/2014 11:22:01 AM
Fee: \$52.00

After recording return to:

Grant C. Haigh

P.O. Box 447

Merrill, OR 97633

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

Grant C. Haigh

P.O. Box 447

Merrill, OR 97633

Escrow No. MT100416MS

Title No. 0100416

SWD r.020212

STATUTORY WARRANTY DEED

Shannon Struble,

Grantor(s), hereby convey and warrant to

Grant C. Haigh and Krystin A. Haigh, as tenants by the entirety,

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 **\$125,000.00**.

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:

\$52.00

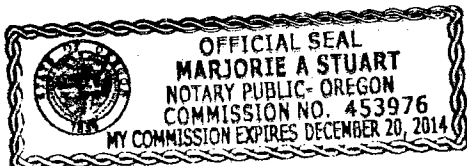
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18th day of April, 2014

Shannon Struble
Shannon Struble

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/18, 2014 by Shannon Struble.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/14

LEGAL DESCRIPTION

"EXHIBIT A"

Lots 1, 2, 3, 4 and 5 of Section 16, Township 41 South, Range 8 East of the Willamette Meridian, except right of way to California Northeastern Railway Company 100 feet wide, as granted by deed recorded in Volume 22 of Deeds, page 549, and a right of way to said Company as granted by deed recorded in Volume 25 of Deeds, page 154, and also except a strip of land approximately 7.35 acres as included in road and granted by deed to Klamath County, Oregon, dated October 3, 1933, excepting also a tract of land conveyed to Morris J. Knight and Evelyn Knight, husband and wife, dated August 1, 1946, recorded August 2, 1946 in Volume 193, page 266, described as follows:

A part of the fractional South half of the Northwest quarter of Section 16, Township 41 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point on the Easterly line of the right of way of the California Northeastern Railway Company as determined from the grant of right of way to said California Northeastern Railway Company by the deed dated May 10, 1907, and recorded June 7, 1907 in Book 22, page 549, Deed Records of Klamath County, Oregon, 600 feet (when measured along the Easterly boundary of the said right of way), Northeasterly from the intersection of the said right of way with the Southerly line of said fractional South half of the Northwest quarter, Section 16, Township 41 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the Easterly boundary of said right of way to its intersection with the Southerly line of said South half of the Northwest quarter; thence East 886 feet along said Southerly boundary of fractional South half of the Northwest quarter; thence North 366 feet to a point; thence in a Northwesterly direction along a straight line to the point of beginning; saving and excepting therefrom the right of way for public highway given to Klamath County by deed dated October 3, 1933 and recorded October 5, 1933 in Book 101, page 468, Deed Records of Klamath County, Oregon