



MT100636CT

THIS SPACE RESERVED FOR RECORDER'S USE

2014-005308

Klamath County, Oregon

05/16/2014 02:33:55 PM

Fee: \$52.00

After recording return to:

Jonathan T. Bauer

4304 Denver Avenue

Klamath Falls, OR 97603

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

Jonathan T. Bauer

4304 Denver Avenue

Klamath Falls, OR 97603

Escrow No. MT100636CT

Title No. 0100636

SWD r.020212

### STATUTORY WARRANTY DEED

**Catherine Clark, Successor Trustee of The Sweek Loving Trust Dated October 16, 1990,**

Grantor(s), hereby convey and warrant to

**Jonathan T. Bauer,**

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 **\$129,000.00**.

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.

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 15<sup>th</sup> day of May, 2014.

Catherine L. Clark, Successor Trustee for the Sweek  
Loving Trust Dated October 16, 1990

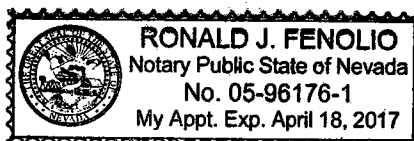
BY: Catherine Clark, Successor Trustee  
Catherine Clark, Successor Trustee

State of Nevada  
County of Clark

This instrument was acknowledged before me on May 15, 2014 by Catherine Clark, Successor Trustee of  
The Sweek Loving Trust Dated October 16, 1990.

Ronald J. Fenolio  
(Notary Public)

My commission expires April 18, 2017



## LEGAL DESCRIPTION

### "EXHIBIT A"

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#### Parcel 1:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 E.W.M., bears South 89°, 58'50" West 342.6 feet and North 0°13'30" West 1692.5 feet distant (Said point being also on the West line of that tract of land conveyed at page 622, Volume 298 of Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89°58'50" East along the South boundary of Denver Avenue 110.0 feet to a 5/8 inch aluminum capped monument; thence South 0°15'30" East 90.0 feet to a 5/8 inch aluminum capped monument; thence South 89°58'50" West 110.25 feet to a 5/8 inch/aluminum capped monument; thence North 0°07' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Denver Avenue right of way.

#### Parcel 2:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at a 5/8 inch/aluminum capped monument from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East, Willamette Meridian bears North 0°07' West 90.0 feet, South 89°58'50" West 342.6 feet and North 0°13'30" West 1692.5 feet distant; thence North 89°58'50" East 110.25 feet to a 5/8 inch aluminum capped monument; thence South 0°15'30" East 212.2 feet to a point; thence South 89°56'20" West 110.8 feet to a 1/2" iron pin monument; thence North 0°07' West 212.3 feet to the point of beginning.

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