



2014-005461
Klamath County, Oregon
05/21/2014 12:45:53 PM
Fee: \$52.00

After recording return to:

Sean McGann

P.O. Box 10691

Eugene, OR 97440

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

Sean McGann

P.O. Box 10691

Eugene, OR 97440

Escrow No. SR153249TI

Title No. 0100810

SWD r.020212

STATUTORY WARRANTY DEED

Grant Scott Parrish,

Grantor(s), hereby convey and warrant to

Sean McGann,

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No. 136105

2310-016A0-04600-000

Key No. M44650

M-104257

The true and actual consideration for this conveyance is **\$30,000.00**.

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:

Return to: The logo for AmeriTitle, featuring a stylized 'A' with a triangle inside, above the word 'AmeriTitle' in a bold, sans-serif font.

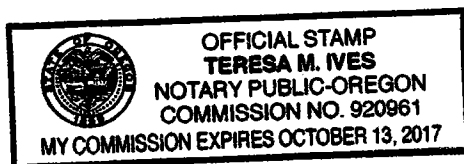
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16 day of May, 2014

Grant Scott Parrish
Grant Scott Parrish

State of Oregon
County of ~~Klamath~~ Clatsop

This instrument was acknowledged before me on May 16, 2014 by Grant Scott Parrish.



[Signature]
(Notary Public for Oregon)

My commission expires 10/13/17

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 00°07'30" West 30.04 feet along the East line of said Section 16 to the South right of way of Reeve Road; thence South 86°50'15" West, 242.29 feet along said right of way to the true point of beginning of this description; thence South 322.53 feet; thence West 444.80 feet; thence North 299.00 feet to the Southerly right of way of Reeve Road; thence North 86°50'15" East 445.48 feet to the true point of beginning.