

184 2238255-ALF



After recording return to:
Kuldeep Kapoor and Jasvinder Kapoor
5500 N Hwy 97
Klamath Falls, OR 97601

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

File No.: 7021-2238255 (ALF)
Date: April 14, 2014

THIS SPACE RESERVED FOR RECORD

2014-005933

Klamath County, Oregon

06/04/2014 12:46:48 PM

Fee: \$57.00

STATUTORY WARRANTY DEED

Equity Trust Company Custodian FBO Robert L Seus IRA, Grantor, conveys and warrants to **Kuldeep Kapoor and Jasvinder Kapoor, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

A tract of land situated in the NW1/4SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Consideration \$ 207,000.00

F.
62.00

Beginning at the W1/4 corner of said Section 7; thence South 89°49' East 799.00 feet to the Westerly right of way line of highway 97 (Dalles-California Hwy); thence South 11°36' East along said right of way line 506.29 feet; thence South 78°24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78°24' West 286.05 feet; thence South 07°55'20" East 272.69 feet; thence South 85°03'50" West 92.90 feet; thence South 00°06'00" East 37.00 feet; thence South 69°30'10" East 475.00 feet (South 69°29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County Surveyor); thence North 11°36' West 87.00 feet; thence North 78°24' East 73.15 feet; thence North 11°36' West 13.00 feet; thence North 78°24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11°36' West along said right of way line, 132.35 feet; thence South 85°27'15" West 92.51 feet; thence North 11°54'47" West 74.84 feet; thence North 74°21'03" East 45.98 feet; thence North 11°30'13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78°16'22" West 43.47 feet and North 16°40'10" West 125.02 feet; thence North 73°19'50" East 5.50 feet; thence North 16°40'10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

Parcel 2:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South 89°49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 799 feet and South 11°35' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7, and Section 12,, Township 38 South, Range 8 East of the Willamette Meridian; and running thence South 78°24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0°06' East a distance of 300 feet to a point; thence South 89°43' East a distance of 320.6 feet to a point; thence South 48°36' East a distance of 112.7 feet to a point; thence South 32°36' East a distance of 107.1 feet to a point; thence North 78°24' East a distance of 100 feet to a point on the Westerly right of way line of above mentioned highway; thence North 11°36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning, being in the NW1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by Deed dated March 12, 1954 and recorded April 12, 1954 in Volume 266 page 331, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil by Deed dated March 12, 1954 and recorded April 14, 1954 in Volume 266 page 376, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978 a Memorandum of which was recorded May 16, 1978 at Book M78 on page 10145, in the official records of Klamath County, Oregon, to Harry L. Bonome and Dolores M. Bonome.

APN: R430091

Statutory Warranty Deed
- continued

File No.: 7021-2238255 (ALF)

TOGETHER WITH the easements, common walkway and common driveways as shown in Memorandum of Contract of Sale, including the terms and provisions thereof, from Mehmet Ahmet and Donna Ahmet to Harry L. Bonome and Dolores M. Bonome, dated May 15, 1978 recorded May 16, 1978 in Volume M78 page 10145, Deed records of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$207,000.00**. (Here comply with requirements of ORS 93.030)

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 2 day of June, 2014.

Equity Trust Company Custodian FBO
Robert L Seus IRA

[Signature]
By: Jeffrey S. Brown
CORPORATE ALTERNATE SIGNER

STATE OF Ohio)
County of Cuyahoga) ss.

This instrument was acknowledged before me on this 2 day of June, 2014 by James Brown as COO of Equity Trust Company Custodian FBO Robert L Seus IRA, on behalf of the.

[Signature]

Notary Public for Lorain County Ohio
My commission expires:



ALISON LEITNER
Notary Public, State of Ohio
My Commission Expires
April 23, 2018