



100993DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006594
Klamath County, Oregon
06/20/2014 02:17:11 PM
Fee: \$57.00

After recording return to:

RITA J. DAVIS

5820 Highway 39

Klamath Falls, OR 97603

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

RITA J. DAVIS

5820 Highway 39

Klamath Falls, OR 97603

Escrow No. MT100993DS

Title No. 0100993

SWD r.020212

STATUTORY WARRANTY DEED

**DAVID T. WILLIAMS, TRUSTEE OF THE DAVID T. WILLIAMS REVOCABLE TRUST
DATED NOVEMBER 15, 2005,**

Grantor(s), hereby convey and warrant to

RITA J. DAVIS,

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$285,000.00**.

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:

57.00

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 18 day of JUNE, 2014.

THE DAVID T. WILLIAMS REVOCABLE TRUST
DATED NOVEMBER 15, 2005

BY: David T. Williams
DAVID T. WILLIAMS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-18, 2014 by DAVID T. WILLIAMS, TRUSTEE OF THE DAVID T. WILLIAMS REVOCABLE TRUST DATED NOVEMBER 15, 2005.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

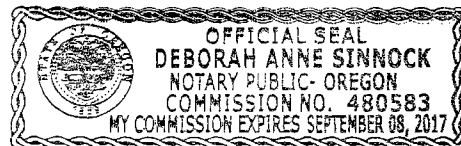


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at the 5/8 inch iron pin marking the South quarter corner of said Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon; thence East along the South line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the North right of way line of the County Road known as Airway Drive; thence North 01°07'45" East a distance of 596.94 feet to a 5/8 inch iron pin on the Northerly line of a drain ditch, said point being the true point of beginning of this description; thence North 01°07'45" East a distance of 240 feet; thence South 88°45'40" East a distance of 490 feet; thence South 01°07'45" West a distance of 360 feet; thence North 88°45'40" West a distance of 120 feet more or less to a point; thence North 70°02'15" West a distance of 402.54 feet to the point of beginning.

Excepting therefrom that portion of said land conveyed to the United States of America for drain ditch purposes in deed recorded November 7, 1932, in Volume 99 at page 188.

Parcel 2:

Beginning at the 5/8 inch iron pin marking the South quarter corner of said Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon; thence East along the South line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the North right of way line of the County Road known as Airway Drive; thence North 01°07'45" East a distance of 596.94 feet to a 5/8 inch iron pin on the Northerly line of a drain ditch; thence North 01°07'45" East a distance of 240 feet to the true point of beginning of this description; thence South 88°45'40" East a distance of 490 feet; thence South 01°07'45" West a distance of 364.50 feet to an iron rod and to an existing fence line; thence South 88°45'40" East 237 feet, more or less, along an existing fence line, to a point on the Westerly right of way line of the Klamath Falls-Merrill State Highway; thence North 00°35'40" East along said right of way line a distance of 573 feet, more or less, to a 5/8 inch pin on the Southwesterly line of the U.S.B.R. Main Canal; thence Northwesterly along the U.S.B.R. Main Canal to a point which lies North 01°07'45" East 996.46 feet from the true point of beginning of this description; thence South 01°07'45" West 996.46 feet to the true point of beginning.

Excepting therefrom that portion of said land conveyed to the United States of America for drain ditch purposes in deed recorded November 7, 1932, in Volume 99 at page 188.

Also excepting therefrom that portion conveyed to the State of Oregon Department of Transportation, by Warranty Deed recorded December 13, 1996 in Volume M96, page 38846, Microfilm Records of Klamath County, Oregon.

Parcel 3:

Beginning at the 5/8 inch iron pin marking the South quarter corner of said Section 13, Township 39 South, Range 9 East of the Willamette Meridian; thence East along the South line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8 inch iron pin on the North right of way line of the County Road known as Airway Drive; thence North 01°07'45" East a distance of 596.94 feet to a 5/8 inch iron pin on the Northerly line of a drain ditch, herein referred to as Point "A";

thence North $01^{\circ}07'45''$ East a distance of 240 feet to an iron rod; thence South $88^{\circ}45'40''$ East a distance of 490 feet to an iron rod; thence South $01^{\circ}07'45''$ West a distance of 360 feet to a point which is the Southeast corner of that tract of land in Deed recorded October 16, 1968 in Volume M68, page 9776, between Howard & Oxley to John Anderson and the true point of beginning of this description; thence following the South line of the John Anderson tract as in Book M68, page 9776, North $88^{\circ}45'40''$ West 120 feet, more or less, to a point; thence North $70^{\circ}02'15''$ West 402.54 feet to the West line of said Anderson Tract; thence South $0^{\circ}07'45''$ West along existing fence line to an iron rod set by Survey #1289, filed July 25, 1967 and to herein referred to Point "A"; thence South $70^{\circ}02'15''$ East 402.54 feet to an iron rod set by Survey #2023 filed August 20, 1974; thence North $88^{\circ}45'40''$ East 109.10 feet to an iron rod set; thence North $01^{\circ}07'45''$ East 4.50 feet to the point of beginning.