



10074304

THIS SPACE RESERVED FOR RECORDER'S USE

2014-006601

Klamath County, Oregon

06/20/2014 02:46:11 PM

Fee: \$52.00

After recording return to:

Oscar Herrera

2505 Wiard Street

Klamath Falls, OR 97603

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

Oscar Herrera

2505 Wiard Street

Klamath Falls, OR 97603

Escrow No. MT100743CT

Title No. 0100743

SWD r.020212

STATUTORY WARRANTY DEED

Brannon L. Kaefring and Kara S. Kaefring, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Oscar Herrera and Vanessa L. Herrera, 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 **\$124,900.00**.

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 19 day of June, 2014.

Brannon L. Kaefring
Brannon L. Kaefring

Kara S. Kaefring
Kara S. Kaefring

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-19, 2014 by Brannon L. Kaefring and Kara S. Kaefring.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, also known as a portion of Lot 1 of KIELSMEIER ACRE TRACTS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning 740 feet South and 20 feet East of the center of said Section 2; thence East parallel with Klamath Falls – Lakeview Highway 162 1/2 feet; thence South at right angles 70 feet; thence West parallel with the highway 162 1/2 feet; thence North 70 feet to the place of beginning.

BE VU