

18+ 2178360-ALF



After recording return to:
Harry A. Caldwell and Debra L.
Caldwell
8220 Washburn Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Harry A. Caldwell and Debra L.
Caldwell
8220 Washburn Way
Klamath Falls, OR 97603

File No.: 7021-2178360 (ALF)
Date: June 20, 2014

THIS SPACE RESERVED FOR RECORD

2014-006665

Klamath County, Oregon

06/23/2014 02:36:10 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Joyce C Sellars, Grantor, conveys and warrants to **Harry A. Caldwell and Debra L. Caldwell, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$500,000.00**. (Here comply with requirements of ORS 93.030)

F.
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 20 day of June, 2014.

Joyce C. Sellars
Joyce C Sellars

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of June, 2014
by **Joyce C Sellars**.

Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-14

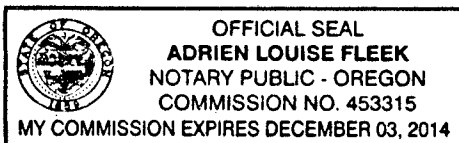


EXHIBIT A

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

A TRACT OF LAND SITUATED IN LOT 1, BLOCK 2, TRACT 1080, WASHBURN PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00° 03' 00" EAST, ALONG THE WESTERLY LINE OF WASHBURN WAY, 175.00 FEET; THENCE NORTH 89° 55' 10" WEST 250.00 FEET; THENCE SOUTH 00° 03' 00" WEST 175.00 FEET TO THE NORTHERLY LINE OF CROSBY AVENUE; THENCE SOUTH 89° 55' 10" EAST 250.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE SUBDIVISION PLAT OF SAID TRACT 1080, WASHBURN PARK.

LESS AND EXCEPT THAT PORTION DEEDED TO THE CITY OF KLAMATH FALLS AND ITS SUCCESSORS AND ASSIGNS A DEDICATION DEED ROAD RIGHT-OF-WAY, RECORDED DECEMBER 14, 2006 IN 2006-24749, RECORDS OF KLAMATH COUNTY, OREGON.