

18 2257878-LW



After recording return to:
Michelle L. Kelly-Castillo
8740 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Michelle L. Kelly-Castillo
8740 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-2257878 (LW)
Date: May 20, 2014

THIS SPACE RESERVED FOR RECORD

2014-006827

Klamath County, Oregon

06/27/2014 10:23:38 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

Donald E. Bailey, Trustee of the Don Bailey Revocable Trust, Grantor, conveys and warrants to **Michelle L. Kelly-Castillo**, 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 PARCEL OF LAND IN THE EAST HALF SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON PIN WHICH IS LOCATED NORTH 89° 52' WEST 30.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, AND IS ALSO THE INTERSECTION OF THE HOMEDALE WEST RIGHT OF WAY AND THE EAST-WEST CENTER OF SECTION 26; THENCE SOUTH 00° 16' WEST 883.57 FEET ALONG THE WEST RIGHT OF WAY OF HOMEDALE ROAD TO A 5/8" IRON PIN; THENCE WEST 421.54 FEET TO A 5/8" IRON PIN WHICH IS ALSO THE EAST RIGHT OF WAY 1-C DRAIN; THENCE NORTH 00° 25' 45" WEST 326.91 FEET ALONG THE EAST RIGHT OF WAY 1-C DRAIN TO A 5/8" IRON PIN; THENCE NORTH 19° 48' WEST 593.2 FEET ALONG THE EAST RIGHT OF WAY TO 5/8" IRON PIN; WHICH IS ALSO THE INTERSECTION OF EAST RIGHT OF WAY 1-C DRAIN AND EAST-WEST CENTERLINE OF SECTION 26; THENCE SOUTH 89° 52' EAST 629.05 FEET ALONG THE EAST-WEST CENTERLINE OF SECTION 26 TO THE POINT OF BEGINNING.

SAVING AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BOUDARIES OF THE USBR 1-C DRAIN.

Consideration \$210,000.00
F. 57.00

PARCEL 2

A PARCEL OF LAND IN THE NORTHEAST-QUARTER SOUTHEAST-QUARTER (NORTHEAST QUARTER SOUTHEAST QUARTER) OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 39 SOUTH, RANGE 9 EAST, THENCE NORTH 0°18'15" EAST 1,734.7 FEET ALONG THE EAST LINE OF SAID SECTION 26 TO THE NORTH BOUNDARY OF TAX LOT 1200, THENCE NORTH 90°18'15" WEST 80.13 FEET ALONG SAID TAX LOT BOUNDARY TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE ABANDONED PORTION OF THE 1-C DRAIN RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE NORTH 48°18'48" WEST 513.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE EXISTING 1-C DRAIN, THENCE SOUTH 19°18'48" EAST 19.0 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 0°18'25" 45" WEST 67.5 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 48°18'48" EAST 384.49 FEET; THENCE NORTH 90°18'15" EAST 91.0 FEET ALONG THE NORTH BOUNDARY OF TAX LOT 1200 TO THE TRUE POINT OF BEGINNING.

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 **\$210,000.00**. (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 26 day of June, 2014.

Donald E. Bailey, Trustee of the Don Bailey
Revocable Trust

Donald E. Bailey
Donald E. Bailey, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of June, 2014
by as of Donald E. Bailey, Trustee of the Don Bailey Revocable Trust, on behalf of the .

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

