



2014-006884

Klamath County, Oregon

06/30/2014 12:05:07 PM

Fee: \$52.00

After recording return to:

Victor Knill

727 Hillside Avenue

Klamath Falls, OR 97601

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

Victor Knill

727 Hillside Avenue

Klamath Falls, OR 97601

Escrow No. MT100860SH

Title No. 0100860

SWD r.020212

STATUTORY WARRANTY DEED

Bradford J. Aspell and Susan E. Aspell, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Victor Knill and Kylie Knill, 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$324,000.00**.

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:

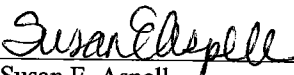
\$52.00

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 24th day of June, 2014.



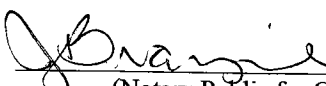
Bradford J. Aspell



Susan E. Aspell

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 24, 2014 by Bradford J. Aspell and Susan E. Aspell.



(Notary Public for Oregon)

My commission expires 2/5/2015

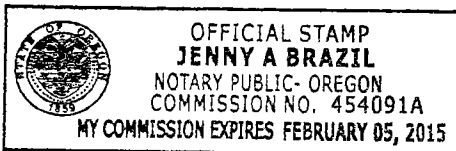


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided one-half interest as to a portion of Lot 6, LOMA LINDA HEIGHTS, City of Klamath Falls, Klamath County, Oregon, being a geothermal well site, being a square parcel three feet by three feet, the center point of which is situated 25 feet Northeasterly at the right angles from the Northeasterly line of Hillside Avenue, and 4.5 feet Southeasterly at right angles from a line between Lots 5 and 6 of said Loma Linda Heights, subject to all rights, title and interest as disclosed by Easement Agreement recorded in Volume M81, page 8225-8228, Deed Records of Klamath County, Oregon.