

**2014-007179**

Klamath County, Oregon

07/08/2014 12:38:45 PM

Fee: \$47.00

After recording return to:

Rick S. Herson and Julia Herson, Trustees of
the Herson Living Trust U/T/D 09/22/2011

2162 Washington Street

Eugene, OR 97401

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

Rick S. Herson and Julia Herson, Trustees of
the Herson Living Trust U/T/D 09/22/2011

2162 Washington Street

Eugene, OR 97401

Escrow No. MT100259CT

Title No. 0100259

SWD r.020212

STATUTORY WARRANTY DEED

JWTR Oregon LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Rick S. Herson and Julia Herson, Trustees of the Herson Living Trust U/T/D 09/20/2011, as to an undivided 50% interest and Paco S. Herson and Emily R. Herson, as tenants by the entirety, as to an undivided 50% interest,

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:

PARCEL 1 (ELLINGSON):

Government Lot 30 in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2:

Government Lots 4, 5, 6, 7, 14, 15, 16 and 17, Section 16, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion lying within State Highway No. 62

The true and actual consideration for this conveyance is **\$211,500.00**.

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:

2014-2015 Real Property Taxes a lien not yet due and payable.

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 30th day of June, 2014.

JWTR Oregon LLC, an Oregon limited liability company

BY: Samuel D. Porter
Authorized Signer Samuel D. Porter

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2014 by Samuel D. Porter,
as authorized signer for JWTR, LLC, an Oregon limited liability company.
Oregon



Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016