



2014-007254  
Klamath County, Oregon  
07/10/2014 12:30:45 PM  
Fee: \$52.00

After recording return to:

DAVID A. PHILLIPS

PO BOX 339

DEXTER, OR 97431

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

DAVID A. PHILLIPS

PO BOX 339

DEXTER, OR 97431

Escrow No. MT101199DS

Title No. 0101199

SWD r.020212

**STATUTORY WARRANTY DEED**

**DANIEL W. HEPNER,**

Grantor(s), hereby convey and warrant to

**DAVID A. PHILLIPS and SHARON D. PHILLIPS, 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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is **\$24,000.00**.

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:

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

\$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 9th day of July, 2014

Daniel W. HEPNER  
DANIEL W. HEPNER

State of California  
County of Santa Clara

This instrument was acknowledged before me on 9th July 2014 by DANIEL W. HEPNER.

JING MA  
(Notary Public for Calif)

My commission expires March, 15th, 2015



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Lot 40 in Block 10 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 2:**

All that portion of Government Lots 5 and 12, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County Oregon, described as follows:

Beginning at the radius point of the cul-de-sac at the Southern end of Josephine Streets, Second Addition to Nimrod River Park; thence South 17°00'15" West, 50 feet to the edge of said cul-de-sac, the true point of beginning; thence South 00°35'15" West across Government Lots 5 and 12 to the Sprague River; thence Westerly along the North bank of said river to the Westerly line of said Section 11; thence Northerly along said Section line to the Southerly boundary line of the Second Addition to Nimrod River Park; thence North 48°55'53" East to the Southwest corner of Lot 40, Block 10, of said Second Addition; thence North 71°11'28" East, 207.47 feet along the Southerly line of Lot 40, Block 10 of said Second Addition; thence continuing along the Southerly line of said lot South 75°07'28" East, 189.40 feet to the SE corner of said lot; thence Southerly and Easterly along the edge of the cul-de-sac to the true point of beginning.

**Parcel 3:**

All that portion of the West 1/2 of the West 1/2 of Government Lot 13, Section 11, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River.

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