



After recording return to:

GENE J. COGDILL

14560 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

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

GENE J. COGDILL

14560 SPRAGUE RIVER ROAD

CHILOQUIN, OR 97624

Escrow No. MT100889DS

Title No. 0100889

SWD r.020212

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### STATUTORY WARRANTY DEED

**RODNEY RYAN and DEBRA RYAN, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**GENE J. COGDILL,**

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:

That portion of the S1/2 N1/2 NE1/4 SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, lying Easterly of the center thread of the Sprague River and Westerly of the existing Chiloquin Sprague River Highway as now located in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is **\$157,500.00**.


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.**

\$47.00

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.

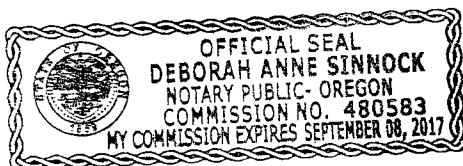
Dated this 10 day of July, 2014

  
\_\_\_\_\_  
RODNEY RYAN

  
\_\_\_\_\_  
DEBRA RYAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-10-, 2014 by RODNEY RYAN and DEBRA RYAN.



  
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(Notary Public for Oregon)

My commission expires 9-8-17