

1st 2283877-ALF



After recording return to:
Randolph E Tauran and Shirly T
Tauran
1075 W State St Apt G103
Redlands, CA 92373

Until a change is requested all tax
statements shall be sent to the
following address:
Randolph E Tauran and Shirly T
Tauran
1075 W State St Apt G103
Redlands, CA 92373

File No.: 7021-2283877 (ALF)
Date: July 09, 2014

THIS SPACE RESERVED FOR RECORD

2014-007554

Klamath County, Oregon

07/18/2014 12:28:11 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Robert A Durgin and Diana Z Durgin, Grantor, conveys and warrants to **Randolph E Tauran and Shirly T Tauran, husband and wife**, 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:

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast corner of the N1/2 SW1/4 of said Section 13; thence South 88° 47' 09" West along the South line of said N1/2 SW1/4, 150.57 feet to the POINT OF BEGINNING of this description; thence, continuing along said South line South 88° 47' 09" West, 748.76 feet to a 5/8 inch iron pin; thence leaving said South line North 00° 13' 51" East, 703.78 feet to a 5/8 inch iron pin; thence North 83° 24' 13" East 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (delta = 31° 02' 27"; long chord = North 67° 52' 59" East, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence North 52° 21' 46" East, 2.38 feet to a 5/8 inch iron pin on the Southerly right of way line of the Sprague River Highway and the beginning of a curve to the left; thence along said Southerly right of way line and the arc of a 2904.93 feet radius curve to the left (delta = 6° 38' 47"; long chord = South 41° 33' 08" East 336.79 feet) 336.98 feet to the end of curve; thence South 44° 52' 31" East 524.53 feet; thence leaving said Southerly right of way line South 45° 07' 29" West, 163.15 feet to the point of beginning.

Subject to:

Consideration \$155,000.00

F.
57.00

APN: **M894429**

Statutory Warranty Deed
- continued

File No.: **7021-2283877 (ALF)**

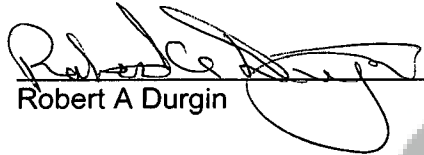
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

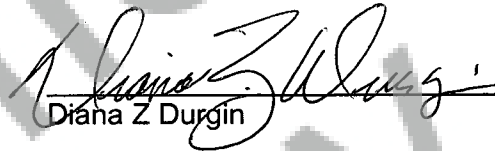
The true consideration for this conveyance is **\$155,000.00**. (Here comply with requirements of ORS 93.030)

Unofficial
Copy

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 17 day of July, 2014


Robert A Durgin


Diana Z Durgin

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of July, 2014
by **Robert A Durgin and Diana Z Durgin**.



Notary Public for Oregon
My commission expires: 12-3-14

