

2014-007567

Klamath County, Oregon

07/18/2014 03:35:41 PM

Fee: \$52.00



After recording return to:
Zane Jordan Mathis and Stacey Lynn
Mathis
4010 Altamont Dr.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Zane Jordan Mathis and Stacey Lynn
Mathis
4010 Altamont Dr.
Klamath Falls, OR 97603

File No.: 7021-2284950 (MT)
Date: July 13, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James H Wells and Donna R Wells, husband and wife, Grantor, conveys and warrants to **Zane Jordan Mathis and Stacey Lynn Mathis, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

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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 18th day of July, 2014.

James H Wells by Harold Lee Wells his
James H Wells Atty in fact

Donna R Wells by Harold Lee Wells her
Donna R Wells *Atty in fact*

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18th day of July, 2014
by **James H Wells and Donna R Wells**, by Harold Lee Wells as her atty in fact
by Harold Lee Wells
his atty in fact M. L. Wells Donna R. Wells



Meli Ann Trujillo
Notary Public for Oregon
My commission expires: November 17, 2017



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

A tract of land situated in the NE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10, E.W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly right-of-way line of the Pine Grove Road, said point being South 58°05'18" West a distance of 1059.11 feet from the North one-quarter corner of said Section 9; thence North 76°35' East along the said Southerly right-of-way line 249.98 feet; thence South 00°06' West 485.77 feet; thence South 89°55' West 283.00 feet; thence North 00°06' East 417.70 feet to a point on the Southerly right-of-way line of said County Road, said point being on a curve to the right (central angle = 02°33'33", radius = 924.93 feet); thence along the arc of said curve 41.31 feet to the point of beginning, containing 2.94 acres, more or less.

Parcel 2:

A parcel of land in the NE 1/4 NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point marked with a 3/4" steel rod on the Easterly right of way boundary of the County Road, (Pine Grove Road) which point bears South 854.93 feet and West 1281.6 feet from the 1/4 corner common to Sections 4 and 9, Township 39 South, Range 10 East of the Willamette Meridian; thence Northeasterly along a curve of said right of way boundary of said County Road a distance of 225.38 feet (the long chord of said curve bears North 31°02' East 214.59 feet); thence continuing along said right of way boundary North 61°58' East 58.89 feet to the true point of beginning; thence continuing along the curve of said right of way boundary a distance of 194.65 feet; thence South 00°06' West 417.70 feet; thence South 89°55' West 175.00 feet more or less to a point that is 167 feet East of the Easterly right of way line of Pine Grove Road; thence North 0°06' East to the true point of beginning.