



THIS SPACE RESERVED FOR F

**2014-007622**  
Klamath County, Oregon  
07/21/2014 02:21:11 PM  
Fee: \$52.00

After recording return to:  
MANFRED N. JACKSON  
531 N STREET  
LINCOLN, CA 95648

Until a change is requested all tax statements  
shall be sent to the following address:  
MANFRED N. JACKSON  
531 N STREET  
LINCOLN, CA 95648

Escrow No. MT100894DS  
Title No. 0100894  
SWD r.020212

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### STATUTORY WARRANTY DEED

**JUDITH M. CAROTHERS WHO ACQUIRED TITLE AS JUDITH OLSEN CAROTHERS, AS  
TO PARCEL 1;  
STEPHEN C. CAROTHERS, AS TO PARCEL 2,**

Grantor(s), hereby convey and warrant to

**MANFRED N. JACKSON and KELLY J. JACKSON, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

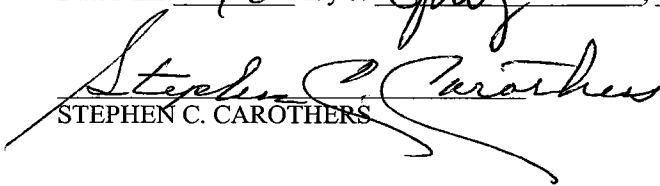
The true and actual consideration for this conveyance is **\$265,000.00.**


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.**

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.

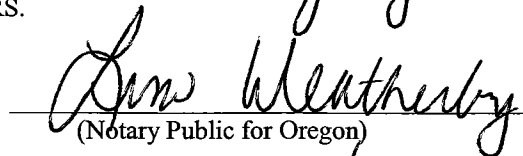
Dated this 18 day of July, 2014.

  
STEPHEN C. CAROTHERS

  
JUDITH M. CAROTHERS, WHO ACQUIRED TITLE  
WITH JUDITH OLSEN CAROTHERS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 18, 2014 by STEPHEN C. CAROTHERS and JUDITH M. CAROTHERS.

  
(Notary Public for Oregon)  
My commission expires 11/20/15

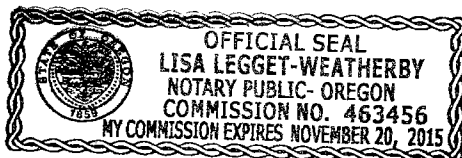


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

A tract of land situated in the W1/2 of the E1/2 of the E1/2 of the SE1/4 of the NW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the East-West centerline of said Section 35 from which the East 1/4 corner of Section 35 bears North 89° 04' 24" East 2772.26 feet; thence continuing South 89° 04' 24" West, 125.42 feet along said East-West centerline to a brass cap marking the Southwest corner of the SE1/4 of the SE1/4 of the NW1/4 of said Section 35; thence North 00° 43' 14" East 1038.02 feet along the West line of said SE1/4 of the SE1/4 of the NW1/4 of said Section 35 to a 5/8 inch iron rod on the high left bank of Sprague River; thence continuing North 00° 43' 14" East 60 feet, more or less, to the thread of Sprague River; thence upstream following the sinuosities of the thread of Sprague River to a point from which a 5/8 inch iron rod on the high left bank of Sprague River bears South 00° 43' 28" East 90 feet, more or less, thence South 00° 43' 28" East 90 feet, more or less, to said 5/8 inch iron rod; thence continuing South 00° 43' 28" East 891.20 feet to the point of beginning

Parcel 2:

A portion of the E1/2 of the E1/2 of the SE1/4 of the NW1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the East-West centerline of said Section 35 from which the East 1/4 corner of Section 35 bears North 89° 04' 24" East 2640.27 feet; thence continuing South 89° 04' 24" West, 131.99 feet along said East-West centerline to a 5/8 inch iron rod; thence North 00° 43' 28" West 891.20 feet to a 5/8 inch iron rod on the high left bank of Sprague River; thence continuing North 00° 43' 28" West 90 feet, more or less, to the thread of Sprague River; thence upstream following the sinuosities of the thread of said Sprague River to a point from which a 5/8 inch iron rod on the high left bank of Sprague River bears South 00° 43' 28" East, 60 feet, more or less; thence South 00° 43' 28" East, 60 feet, more or less, to said 5/8 inch iron rod; thence continuing South 00° 43' 28" East 832.40 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, South of the Sprague River, said roadway to be located South of a line 300 feet South of the South boundary of Sprague River and North of the South boundary of SW1/4 NE1/4 lying East of the East line of the W1/2 W1/2 W1/2 SW1/4 NE1/4, South of the Sprague River of said Section 35 and extending from the tract herein conveyed to the West boundary of the Chiloquin Ridge Road.