

187 2283764 ALF



After recording return to:  
John Lawrence Lowe  
PO Box 1627  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John Lawrence Lowe  
PO Box 1627  
Klamath Falls, OR 97601

File No.: 7021-2283764 (ALF)  
Date: July 08, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**James R. Ferguson and Susan Jean Ferguson as tenants by the entirety**, Grantor, conveys and warrants to **John Lawrence Lowe**, 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:

The following described real property situate in Klamath County, Oregon.

**PARCEL ONE:**

Beginning at a point 14.97 chains West and 10 chains South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, said point of beginning is marked by a 1-1/4" iron pipe on the East bank of the Williamson River; thence East 103.8 feet; thence North 151.8 feet; thence South 87° 43' West 131.0 feet to an iron pipe on the East bank of the Williamson River; thence South 10° 33' East 149.0 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian.

**PARCEL TWO:**

Beginning at a stake 884.2 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 44.9 feet, North 153.5 feet, South 87° 43' West 45.0 feet and South 151.8 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian,

Consideration \$ 49,900.00

F.  
57.00

**ALSO, beginning at a stake 839.3 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 37.00 feet, North 155.0 feet, South 87°43' West 37.0 feet, South 153.5 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27 Township 34 South, Range 7 East of the Willamette Meridian.**

**PARCEL THREE:**

**Beginning at a stake 802.3 feet West and 10 chains South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian; thence East 55.9 feet, North 157.2 feet, South 87°43' West 56.0 feet, South 155.0 feet to the place of beginning, located in the NE1/4 of SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian**

**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 **\$49,900.00**. (Here comply with requirements of ORS 93.030)

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 16th day of July, 2014.

James R. Ferguson  
James R. Ferguson

Susan Jean Ferguson  
Susan Jean Ferguson

STATE OF Oregon )  
County of Yamhill )ss.

This instrument was acknowledged before me on this 16th day of July, 2014  
by **James R. Ferguson and Susan Jean Ferguson**

Eli Knowlton

Notary Public for Oregon

My commission expires: Sept. 8th 2016

