

1st 2258979-ALF



After recording return to:  
Tom Luna and Kimberly Luna  
4720 Sunset Ridge Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tom Luna and Kimberly Luna  
4720 Sunset Ridge Road  
Klamath Falls, OR 97601

File No.: 7021-2258979 (ALF)  
Date: May 22, 2014

2014-008454

Klamath County, Oregon

08/13/2014 01:00:43 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Eleanor M Klump trustee of the Eleanor M Klump Trust**, Grantor, conveys and warrants to **Tom Luna and Kimberly Luna, 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 tract of land situated in Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows:**  
**Beginning at the iron pin marking the Northeast corner of Government Lot 2, Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon;**  
**thence South 8°26' West along the West boundary of that parcel described in Klamath County Deed Records Volume M68 page 1815, 293.50 feet to an iron pin; thence South 29°48' West, 362.23 feet to an iron pin marking the Southwest corner of that parcel described in Klamath County Deed Records Volume M68 page 1815; thence North 53°13' West 106.08 feet to an iron pin; thence North 61°27' West 722.02 feet; thence North 80°19' West 38.30 feet; thence North 189.63 feet to a point on the North boundary line of said Government Lot 2; thence East along said North boundary line 980.00 feet to the point of beginning. EXCEPTING a 60 foot strip along the South Boundary and a 60 foot strip along the East boundary for roads.**

**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 **\$475,000.00**. (Here comply with requirements of ORS 93.030)

F.  
52.10

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 12<sup>th</sup> day of August, 2014.

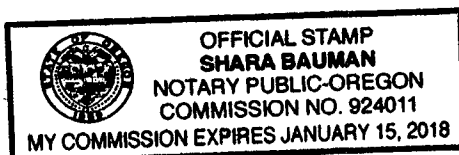
Eleanor M Klump trustee of the Eleanor M  
Klump Trust

Eleanor M. Klump  
Eleanor M Klump, Trustee

STATE OF Oregon )  
County of Deschutes )ss.

This instrument was acknowledged before me on this 12 day of August, 2014  
by Eleanor M Klump as Trustee of The Eleanor M Klump Trust, on behalf of the trust.

Shara L. Bauman



Notary Public for Oregon

My commission expires: 1-15-18