

1st 2261363 AF



After recording return to:
Aine A Adams
5670 Uhrmann Rod
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Aine A Adams
5670 Uhrmann Rod
Klamath Falls, OR 97601

File No.: 7021-2261363 (ALF)
Date: May 28, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Larry Eugene Fox and Violet Donnette Fox, husband and wife, Grantor, conveys and warrants to Aine A Adams, 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 situate in the N 1/2 NE 1/4 SE 1/4 of Section 7, Township 38 South Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the West line of the NE 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian from which point the Northwest corner of said NE 1/4 SE 1/4 bears North 0°17' East 440.0 feet distant; thence East 82.0 feet; thence South 0°17' West 95.0 feet; thence East 196 feet, more or less, to a point on the Westerly right-of-way line of Uhrmann Road, as the same is presently located and constructed; thence Southeasterly along said Westerly right-of-way line 126 feet, more or less, to its intersection with the South line of the N 1/2 NE 1/4 SE 1/4 of said Section 7; thence Westerly along said South line 298 feet, more or less, to the Southwest corner of said N 1/2 NE 1/4 SE 1/4; thence North 0°17' East 220 feet, more or less, to the point of beginning.

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 **\$92,000.00**. (Here comply with requirements of ORS 93.030)

Kst 47-

