

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)

kt 47-

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 19 day of August, 2014.

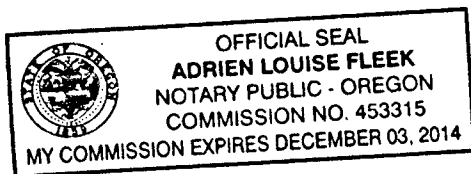
Larry Eugene Fox  
Larry Eugene Fox

Violet Donnette Fox  
Violet Donnette Fox

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 19 day of August, 2014  
by **Larry Eugene Fox and Violet Donnette Fox.**

Adrien Fleeck



Notary Public for Oregon  
My commission expires: 12-3-14