



2014-008824

Klamath County, Oregon

08/25/2014 02:00:38 PM

Fee: \$52.00

After recording return to:

Ronnie L. Sieben, II

3562 Seutter Place

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Ronnie L. Sieben, II

3562 Seutter Place

Klamath Falls, OR 97603

Escrow No. MT101245SH

Title No. 0101245

SWD r.020212

STATUTORY WARRANTY DEED

Judy Dell Allen, Successor Trustee of the Allen Family 1989 Trust,

Grantor(s), hereby convey and warrant to

Ronnie L. Sieben, II and Liana M. Sieben, 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 **\$116,000.00**.

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.

\$52.00

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 22 day of August, 2014.

The Allen Family 1989 Trust

BY: Judy Dell Allen, Successor Trustee
Judy Dell Allen, Successor Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 22, 2014 by Judy Dell Allen, Successor Trustee of the Allen Family 1989 Trust.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

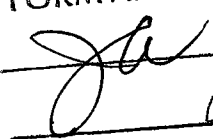
All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0°10' East along the Section line a distance of 1290.7 feet and North 88°39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0°10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88°39' West a distance of 647.2 feet; more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0°10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88°39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet, more or less to the point of beginning.

EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

READ AND APPROVED AS TO
FORM AND CONTENT

 RS
18