



Until a change is requested  
send tax statements to:  
Bob Ferguson  
33935 Hwy 99E Suite A  
Tangent, OR 97389

**2014-009000**

Klamath County, Oregon

08/29/2014 11:28:06 AM

Fee: \$52.00

After Recording, return to:  
Evashevski, Elliott, Cihak & Hediger, PC  
PO Box 781  
Corvallis, OR 97339

### **SPECIAL WARRANTY DEED**

Ferguson Investments, LLC, Grantor, conveys and warrants to Bob Ferguson, Grantee, and to Grantee's heirs, successors and assigns, the following described real property situated in Klamath County, Oregon, to wit:

All of the real property described on Exhibit A, attached hereto and by this reference incorporated herein.

**SUBJECT TO:** Real property taxes for tax years subsequent to the 2008 -2009 real property tax year.

**ALSO SUBJECT TO:** Such liens and encumbrances as may be or have been placed or suffered to be or have been placed against said premises by, through or under the Grantee.

Grantor warrants that the aforesaid property is free of encumbrances except as set forth above and on Exhibit A.

**Tax Account No:** 3908-012A0-02500-000

**KEY NO:** 494370

The true and actual consideration paid for this conveyance is fulfillment of land sale contract with sales price of \$250,000.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 27<sup>th</sup> day of August, 2014.

Ferguson Investments, LLC, an  
Oregon limited liability company

By: Bruce Ferguson  
Bruce Ferguson, Member

By: Barbara Ferguson  
Barbara Ferguson, Member

STATE OF OREGON       )  
                                      ) ss.  
County of Linn         )

Personally appeared before me this 27<sup>th</sup> day of August, 2014, the above-named and identified Bruce Ferguson and Barbara Ferguson, members of Ferguson Investments, LLC, and acknowledged the foregoing instrument to be their voluntary act and deed.

Betty M. Fears  
Notary Public for Oregon



EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land lying in the NE1/4 NE1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point at the Southwest corner of said NE1/4 NE1/4; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.

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