

1st 2299420 LW



After recording return to:
Leta Sue Sader
6510 S 6th Street #21
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Leta Sue Sader
6510 S 6th Street #21
Klamath Falls, OR 97603

File No.: 7021-2299420 (LW)
Date: August 06, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

2014-009181
Klamath County, Oregon
09/03/2014 02:53:34 PM
Fee: \$47.00

STATUTORY WARRANTY DEED

Gary D Alford, Grantor, conveys and warrants to **Leta Sue Sader and Amy Teresa Diver, as Tenants in Common**, 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 SITUATED IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00° 06' 04" EAST, ALONG THE WEST LINE OF SAID SECTION 27, 1321.35 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 27; THENCE SOUTH 89° 49' 13" EAST, ALONG SAID NORTH LINE 2266.50 FEET; THENCE SOUTH 48° 06' 22" WEST 348.50 FEET; THENCE SOUTH 66° 58' 05" WEST 357.11 FEET; THENCE SOUTH 37° 19' 50" WEST 361.16 FEET; THENCE SOUTH 27° 34' 00" WEST 740.75 FEET TO THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 27; THENCE NORTH 89° 53' 51" WEST 1118.94 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SURVEY NO. 3358, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

F.
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 29 day of August, 2014


Gary D. Alford

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of August, 2014
by **Gary D Alford**.

Adrian Gresh

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

