



THIS SPACE RESERVED FOR I

2014-009230
Klamath County, Oregon
09/04/2014 02:55:04 PM
Fee: \$52.00

After recording return to:

Patrick Schaffner

P.O. Box 142

Chemult, OR 97731

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

Patrick Schaffner

P.O. Box 142

Chemult, OR 97731

Escrow No. RD154954SN

Title No. 0101615

SWD r.020212

STATUTORY WARRANTY DEED

South Central Holdings, LLC and C.B. Foss and Joy Foss, as Individuals,

Grantor(s), hereby convey and warrant to

Patrick Schaffner and Teresa Schaffner, 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 **\$270,000.00**.

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.

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 2 day of Sept, 14.

South Central Holdings, LLC

CB Foss
C.B. Foss

BY: CB Foss
C.B. Foss, Member

BY: Joy Foss
Joy Foss, Member

Joy Foss
Joy Foss

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Sept 2, 2014 by C.B. Foss and Joy Foss, as Individuals and as Members of South Central Holdings, LLC.

Shannon K Grey
(Notary Public for Oregon)
My commission expires 1/19/15

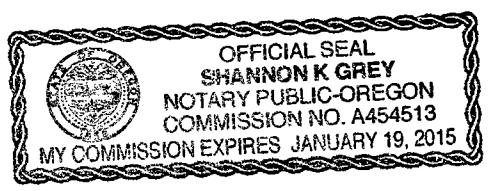


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NW1/4 of the SE1/4 lying Easterly of the Railroad right of way in Section 17, Township 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

ALSO the SW1/4 of the SE1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, in Klamath County, State of Oregon.

EXCEPTING THEREFROM that portion lying within the right of way of Southern Pacific Company.