



THIS SPACE RESERVED FOR RECORDING

2014-009283
Klamath County, Oregon
09/05/2014 03:53:04 PM
Fee: \$52.00

After recording return to:

DeWayne V. Dawson

General Delivery

Beatty, OR 97621

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

DeWayne V. Dawson

General Delivery

Beatty, OR 97621

Escrow No. MT101709SH

Title No. 0101709

SWD r.020212

STATUTORY WARRANTY DEED

Gary D. Long and Charless M. Long, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DeWayne V. Dawson,

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 **\$219,000.00**.

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
ADT

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 5 day of Sept, 2014.

Gary D. Long
Gary D. Long

Charless M. Long
Charless M. Long

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 5, 2014 by Gary D. Long and Charless M. Long.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The SE1/4 of Section 29, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the SE1/4 of Section 29, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Indian Service Road #S-61.

ALSO EXCEPTING THEREFROM the Southerly 880 feet of that portion of the SE1/4 of Section 29, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying East of Indian Service Road #S-61.

ALSO the Easterly 990 feet of the Southerly 880 feet of that portion of the SE1/4 of Section 29, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying North of Ivory Pine Road S-55.

CE CML