

2014-009292

Klamath County, Oregon



00158385201400092920030033

09/08/2014 08:44:29 AM

Fee: \$52.00

PREPARED BY:

John & Timothy Fairfield / Fairfield
651 North First Street
Springfield, OR 97477

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Wallace Ward
1762 Aspen Run
Sutherlin, OR 97479

MAIL TAX STATEMENTS TO:

Wallace & Mary Ward-Fairfield /Ward
1762 Aspen Run
Sutherlin, OR 97479

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 8 day of July, 2014, between John Fairfield, a single person, whose address is 651 North First, Springfield, Oregon 97477, and Timothy Fairfield, a single person, whose address is 2285 Maia Loop, Springfield, Oregon 97477("Grantors"), and Mary Ward-Fairfield, whose address is 1762 Aspen Run, Sutherlin, Oregon 97479, and Wallace Ward, whose address is 1762 Aspen Run, Sutherlin, Oregon 97479, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Tenants in Common, the property located in Klamath County, Oregon, described as:

The E1/2 S1/2 SE1/4 NW1/4 NW1/4 Section 27, Township 34 South, Range 7 East of the Willamette Meridian, County of Klamath, State of Oregon.

Prior instrument reference: General Warranty Deed, Volume/Book 41459, Page 60,

Document No. R194131, of the Recorder of Klamath, Oregon, recorded Tuesday, June 17, 2003.

Including the terms and provisions thereof, dated October 23, 1978. recorded October 26, 1978 in Book M-78 at page 24073, Microfilm Records in favor of all adjoining property owners, for ingress and egress. Grantors reserve an easement for joint usury of the roadway and all other road roadway purposes over and across a 30 foot wide strip of land lying Northerly and parallel to the Southern Boundary of said property.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: R-307-02780-00900-000

IN WITNESS WHEREOF the Grantors have executed this deed on the 8 day of July, 2014.

7-9-14
Date

John L. Hill
John Fairfield, Grantor

7-8-2014
Date

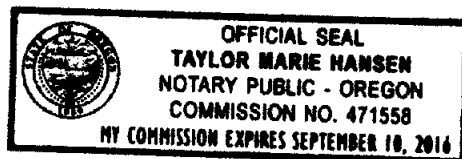
Timothy R. Fairfield
Timothy Fairfield, Grantor

State of Oregon County of Lane

This instrument was acknowledged before me on the 8th day of July, 2014 by John & Timothy Fairfield.

Taylor Marie Hansen
Notary Public-State of Oregon

My Commission expires: 9.10.16



IN WITNESS WHEREOF the Grantees have executed this deed on the ____ day of _____, 20____.

Date Mary Ward-Fairfield, Grantee

Date Wallace Ward, Grantee

State of _____ County of _____

This instrument was acknowledged before me on the ____ day of _____, 20____ by _____.

Notary Public-State of Oregon

My Commission expires: _____