

2014-009436

Klamath County, Oregon

09/10/2014 02:43:01 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECO



After recording return to:

Charles T. Montjoy IV

5233 Uhrmann Road

Klamath Falls, OR 97601

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

Charles T. Montjoy IV

5233 Uhrmann Road

Klamath Falls, OR 97601

Escrow No. MT101411MS

Title No. 0101411

SWD r.020212

STATUTORY WARRANTY DEED

AC
and
Kenneth K. Magee/Joanne Magee,

Grantor(s), hereby convey and warrant to

Charles T. Montjoy IV and Michelle E. Montjoy, 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 **\$197,000.00**.

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.

\$52.00

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.

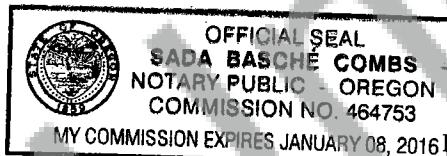
Dated this 9 day of Sept, 2014

Kenneth K Magee
Kenneth K. Magee

Joanne Magee
Joanne Magee

State of Oregon
County of Marion

This instrument was acknowledged before me on September 9th, 2014 by Kenneth K. Magee and Joanne Magee.



[Handwritten signature of Sada Basche Combs]
(Notary Public for Oregon)

My commission expires 1/8/16

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in SE1/4 of SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pipe which is North 0°28' East 1335.4 feet from the Southeast corner of Section 7; thence South 0°28' West 389.24 feet to a 1/2" iron pin; thence South 82°28' West 767.0 feet to a 1/2" iron pin which is also the Easterly right of way of County Road; thence along Easterly right of way of County Road North 19°05' West 100.0 feet to a point; thence North 10°53' West along Easterly right of way 100.0 feet to a point; thence North 8°38' West 304.2 feet along Easterly right of way of County Road to a 1/2" iron pin on the North line of the SE1/4 SE1/4 of said Section 7; thence South 89°44' East 860.9 feet to a point of beginning.

*Unofficial
copy*