

**2014-009665****Klamath County, Oregon****09/17/2014 09:36:36 AM****Fee: \$47.00**

After recording return to:

EDWIN L. ANDERSON

P. O. Box 101

Bonanza, OR 97623

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

EDWIN L. ANDERSON

P. O. Box 101

Bonanza, OR 97623

Escrow No. MT101432DS

Title No. 0101432

SWD r.020212

STATUTORY WARRANTY DEED**MURIEL L. YOUNG and LUCY C. NELSON,**

Grantor(s), hereby convey and warrant to

EDWIN L. ANDERSON,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:

PARCEL A.

Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situate South 33 degrees 30' East 17.92 chains from the Northwest corner of the Southeast quarter of the Southwest quarter of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point being the true point of beginning of this description, and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said deed recorded in Vol. 223 at page 349 of Klamath County Deed Records on August 4, 1948; thence, South to the point of intersection of the North or right bank of Lost River; thence, in a Northeasterly direction along said North or right bank of Lost River to the Southeast corner of said parcel conveyed to said Fred Hitson et al, above described; thence, West along the South line of said Hitson Parcel a distance of 242.8 feet, more or less, to the point of beginning.

Excepting from the above described parcel all that portion thereof lying North of the South line of River Street, Bowne Addition to the Town of Bonanza; the parcel herein conveyed being a portion of Out Lot 1, as shown on the plat of said Bowne Addition.

PARCEL B:

Parcel 1 of Land Partition 130-06, being a replat of Parcel 3 of Land Partition 8-05 situated in the SE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$27,000.00**.

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.

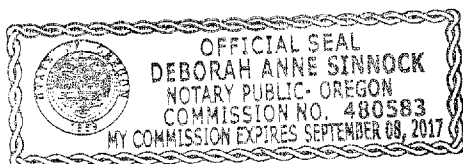
Dated this 18th day of August, 2014.

Muriel Young
MURIEL YOUNG
Lds

x Lucy C. Nelson
LUCY C. NELSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-26-, 2014 by MURIEL ^{Lds} YOUNG.



Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

State of Missouri
County of Boone

This instrument was acknowledged before me on August 18, 2014 by LUCY C. NELSON.

Mary F. Pratt
(Notary Public for Missouri)

My commission expires 3/18/2016

MARY F. PRATT
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 3/18/2016
Commission # 12505531