

1st 2299269 LW

2014-009769
Klamath County, Oregon
09/19/2014 01:42:05 PM
Fee: \$52.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Christopher B Murdock and Karana A Murdock
3665 Anderson Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Christopher B Murdock and Karana A Murdock
3665 Anderson Ave
Klamath Falls, OR 97603

File No.: 7021-2299269 (LW)
Date: August 06, 2014

STATUTORY WARRANTY DEED

James P Reed and Amber D Reed, Grantor, conveys and warrants to **Christopher B Murdock and Karana A Murdock**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in Lot 18 of Subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tract 33 and 34 of Altamont Ranch Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South 88° 46' East, 366.83 feet; thence North 00° 12' 00" West, 303.15 feet to a inch iron pin on the North line of said Lot 18; thence North 51° 09' West along said North lot line, 180.79 feet to a iron pin; thence leaving said North lot line South 05° 03' 14" East, 299.12 feet to a Inch iron pin; thence South 00° 08' 00" East, 116.12 feet to a 1/2 inch iron pin on South lot line; thence South 88° 46' East, 115.26 feet to the point of beginning.

Subject to:

- 1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$228,000.00**. (Here comply with requirements of ORS 93.030)

52-

APN: R578280

Statutory Warranty Deed
- continued

File No.: 7021-2299269 (LW)

Unofficial
Copy

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 September, 2014.

[Signature]
James P Reed

[Signature]
Amber D Reed

STATE OF Oklahoma)
~~Oregon~~)
County of Tulsa)
~~Klamath~~)

This instrument was acknowledged before me on this 18th day of September, 2014 by **James P Reed and Amber D Reed**.

[Signature]

Notary Public for Oregon
My commission expires:

