

2014-009878

Klamath County, Oregon

09/23/2014 01:54:15 PM

Fee: \$57.00

187 2294908-LW



After recording return to:
Brian E Stapp and Karen F Stapp
6640 Philpott Ln
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Brian E Stapp and Karen F Stapp
6640 Philpott Ln
Bonanza, OR 97623

File No.: 7021-2294908 (LW)
Date: July 29, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert C. Collom and Patricia K. Collom, Trustees, or their successors in trust, under the Collom Loving Trust, dated November 7, 1995, and any amendments thereto., Grantor, conveys and warrants to **Brian E Stapp and Karen F Stapp, husband and wife, as Tenants by the Entirety**, 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:

The North 520 feet of the NW1/4 NW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, together with the right to use an existing 60' easement running across the Northeasterly portion of the subject property in a Northwest direction to the county road.

TOGETHER WITH A tract of land situated in the SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, deeded in Volume M03 Page 34114, for property line adjustment 8-02 described as follows: Beginning at a point on the Section line common to Section 20 and Section 29, T. 39 S., R. 11 E.W.M. from which the West 1/16 corner common to said Sections 20 and 29 bears N. 89° 59' 53" E. 214.99 feet; thence S. 89° 59' 39" W. along the said section line, 465.00 feet; thence N. 28° 20' 47" East 340.00 feet to a point on the West line of a 60 foot wide access easement as shown on record of survey 2579; thence along the said West line, S. 32° 41' 56" E. 56.25 feet, on the arc of a curve to the left (Radius Equals 630.00 feet and central angle equals 21° 14' 00") 233.47 feet and S. 53° 55' 56" E. 140.95 feet to the point of beginning.

Consideration \$ 300,000.00

P.
62.00

APN: R600950

Statutory Warranty Deed
- continued

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EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 29, T. 39 S. R. 11 E.W.M., Klamath County, Oregon, being property line adjustment 8-02 deeded in Volume M03 Page 34115 and re-recorded in Volume M03 34704, records of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Section line common to said Section 29 and Section 20, T. 39 S. R. 11 E.W.M., from which the West 1/16 corner common to said Sections 20 and 29 bears N. 89° 59' 53" E. 214.99 feet; thence N. 89° 59' 53" E. 214.99 feet to the said West 1/16 corner; thence S. 00° 17' 46" W. along the East line of the NW1/4 NW1/4 of said Section 29, 294.26 feet to a point on the West line of the 60 foot access easement as shown on records of survey 2579; thence, along said West line, on the arc of a curve to the left (Radius Point bears N. 89° 42' 14" W. 270.00 feet and central angle equals 54° 13' 42") 255.55 feet and N. 53° 55' 56" W. 126.72 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 **\$300,000.00**. (Here comply with requirements of ORS 93.030)

APN: R600950

Statutory Warranty Deed
- continued

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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 19 day of September, 2014.

Robert C. Collom and Patricia K. Collom,
Trustees, or their successors in trust, under
the Collom Loving Trust

Robert C. Collom

Robert C. Collom, Trustee

Patricia K. Collom

Patricia K. Collom, Trustee

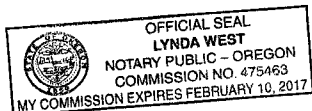
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 19 day of September, 2014
by as of Robert C. Collom and Patricia K. Collom, Trustees, or their successors in trust, under the Collom
Loving Trust, on behalf of the .

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17



APN: **R600950**

Statutory Warranty Deed
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