



After recording return to:

James L. Fisher

4517 Winter Avenue

Klamath Falls, OR 97603

2014-010054

Klamath County, Oregon

09/29/2014 01:07:15 PM

Fee: \$47.00

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

James L. Fisher

4517 Winter Avenue

Klamath Falls, OR 97603

Escrow No. MT101568DS

Title No. 0101568

SWD r.020212

STATUTORY WARRANTY DEED

Joe D. Ashby and Chris E.C. Ashby, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

James L. Fisher,

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:

A parcel of land situated in the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1 degree 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88° 58' West along the said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 135.0 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning of said tract, in the S 1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of said tract.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

The true and actual consideration for this conveyance is **\$215,000.00**.

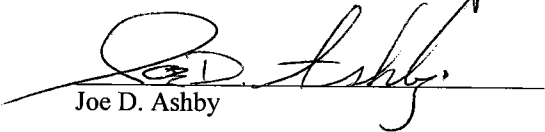
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

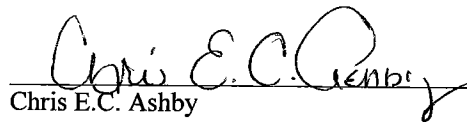
2014-2015 Real Property Taxes a lien not yet due and payable.

\$ 47.00

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.

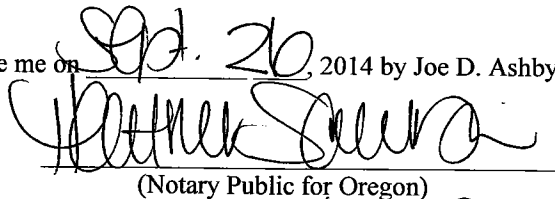
Dated this 26 day of September, 2014

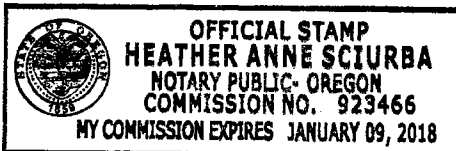

Joe D. Ashby


Chris E.C. Ashby

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2014 by Joe D. Ashby and Chris E.C. Ashby.


(Notary Public for Oregon)



My commission expires Jan. 9 2018