

2014-010402

Klamath County, Oregon

10/07/2014 02:45:42 PM

Fee: \$52.00

187 2317453-LW



After recording return to:  
John Lawrence Lowe  
33902 Modoc Point Rd  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John Lawrence Lowe  
33902 Modoc Point Rd  
Chiloquin, OR 97624

File No.: 7021-2317453 (LW)

Date: September 10, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Joyce Emily Ziegelmeyer and Sandra J Ziegelmeyer Conservator for Ryan Jack Ziegelmeyer Heirs in the Small Estate of Jack L Ziegelmeyer, Deceased No 1301328CV**, Grantor, conveys and warrants to **John Lawrence Lowe**, 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 tract of land situated in Government Lot 25 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Beginning at a 5/8" iron pin with Tru-Line surveying plastic cap, on the Westerly right of way line of the Modoc Point Road, from which the South 1/4 corner of said Section 18 bears South 30°16'00" East 970.82 feet; thence North 89°34'21" West 219.92 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap; Thence continuing North 89°34'21" West 2 feet, more or less, to the mean high water line of Agency Lake; thence, along said high water line, South 06°12'30" West 135.28 feet to a point 40.00 feet north of the South line of said Government Lot 25; thence South 89°34'21" East, parallel to said lot line, 2 feet, more or less, to a 5/8" iron pin with Tru-Line surveying plastic cap; thence continuing South 89°34'21" East 247.90 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap on the Westerly right of way line of the Modoc Point Road; thence, along the arc of a curve to the right (Radius point bears North 82°59'59" East 2894.79 feet and Central angle equals 02°40'46") 135.37 feet to the point of beginning, with bearing based on record of survey map 3219.

Consideration \$65,000.00

Subject to:

F.  
57.00

APN: **R242455**

Statutory Warranty Deed  
- continued

File No.: **7021-2317453 (LW)**

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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

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.

The heirs and devisee of Jack L.  
Ziegelmeyer, deceased.

Joyce Emily Ziegelmeyer  
Joyce Emily Ziegelmeyer

Sandra J. Ziegelmeyer Conservator for Ryan J. Ziegelmeyer  
Sandra J Ziegelmeyer Conservator, for Ryan  
Ziegelmeyer

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 26 day of September, 2014  
by Joyce Emily Ziegelmeyer, and Sandra J. Ziegelmeyer, conservator, for Ryan Ziegelmeyer

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

