

18 2307309-ALF



After recording return to:  
John D English and Victoria Anne  
English  
3020 Vale Rd  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
John D English and Victoria Anne  
English  
3020 Vale Rd  
Klamath Falls, OR 97603

File No.: 7021-2307309 (ALF)  
Date: August 21, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**John T. Garee, Sr. and Jann Garee, Trustees of the Garee Family Trust under agreement, dated November 20, 2007,** Grantor, conveys and warrants to **John D English and Victoria Anne English, husband and wife**, 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 in Lot 2, "PLAT OF JUNCTION ACRES", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 SE1/4 of Section 6 and the NW1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of Parcel 1, of said Land Partition, from which the E-1/16 corner on the North line of said Section 7 bears North 46° 57' 28" East 639.56 feet; thence South 89° 54' 00" West 472.27 feet to the Southwest corner of said Lot 2; thence North 00° 01' 00" West 440.50 feet to the Northwest corner of said Lot 2; thence North 88° 51' 00" East along the North line of said Lot 2, 460.89 feet to the Northwest corner of Parcel 1; thence South 16° 56' 00" West 189.09 feet; thence South 14° 01' 33" West 152.02 feet; thence South 40° 39' 30" East 158.90 feet to the point of beginning with bearings based on recorded survey N. 4824. Together with the following described parcel:**

**A tract of land being a portion of Parcel 1 of "Minor Land Partition 7-89" situated in the NW1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

consideration \$460,000.00

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F.  
57.00

**Beginning at a point on the line common to said Parcels 1 and 2 from which the East 1/16 corner common to Section 6 and Section 7 bears North 57° 44' 35" East 645.94 feet; thence along the line common to said Parcels 1 and 2, North 40° 39' 30" West 37.92 feet, North 14° 01' 33" East 152.02 feet, and North 16° 56' 00" East 71.99 feet; thence leaving said common line South 64° 59' 00" East 26.94 feet; thence South 13° 49' 33" West 240.70 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.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$460,000.00**. (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 1 day of October, 2014

John T. Garee, Sr. and Jann Garee, Trustees  
of the Garee Family Trust under agreement

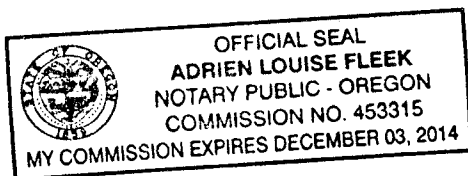
John T. Garee Sr.  
John T. Garee Sr, Trustee

Jann Garee  
Jann Garee, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1 day of October, 2014  
by John T. Garee, Sr. and Jann Garee as Trustees of Garee Family Trust, on behalf of the .

Adrien Fleek



Notary Public for Oregon  
My commission expires: 12-3-14