

2014-010578

Klamath County, Oregon

10/09/2014 02:45:41 PM

Fee: \$52.00

187 2304030- LW



After recording return to:  
Susan D Wood  
10810 Spring Lake Rd  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Susan D Wood  
10810 Spring Lake Rd  
Klamath Falls, OR 97603

File No.: 7021-2304030 (LW)  
Date: August 15, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Jedediah D Smith**, Grantor, conveys and warrants to **Susan D Wood**, 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 THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT A 5/8" X 30" IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 00° 07' 48" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34, SAID LINE BEING THE CENTERLINE OF THE COUNTY ROAD, A DISTANCE OF 259.67 FEET TO A POINT; THENCE NORTH 89° 52' 12" WEST A DISTANCE OF 30.00 FEET TO A 5/8" X 30" IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 07' 48" EAST ALONG THE WEST LINE OF THE COUNTY ROAD A DISTANCE OF 240 FEET; THENCE NORTH 89° 51' 12" WEST A DISTANCE OF 800.5 FEET, MORE OR LESS TO THE CENTERLINE OF THE U.S. B.R. G-4 CANAL; THENCE SOUTHERLY AND WESTERLY ALONG THE CENTERLINE OF SAID IRRIGATION CANAL TO A POINT THAT IS NORTH 89° 26' 49" WEST A DISTANCE OF 962.02 FEET FROM THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 26' 49" EAST A DISTANCE OF 62.00 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 299 AND PAGE 209; THENCE CONTINUING SOUTH 89° 26' 49" EAST ALONG THE NORTH LINE OF SAID TRACT OF LAND A DISTANCE OF 900.02 FEET TO THE TRUE POINT OF BEGINNING.

Consideration \$230,000.00

f.  
57.00

APN: R587190

Statutory Warranty Deed  
- continued

File No.: 7021-2304030 (LW)

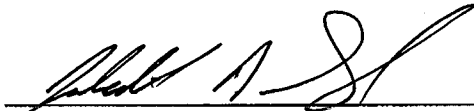
**Subject to: 2014/2015 Real property taxes; a lien not yet due and payable.**

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 **\$230,000.00**. (Here comply with requirements of ORS 93.030)

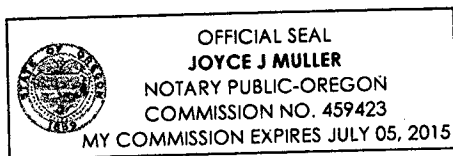
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

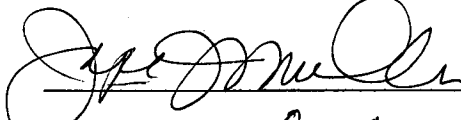
Dated this 7 day of October, 2014.

  
Jedediah D Smith

STATE OF Oregon )  
County of Benton )ss.  
)

This instrument was acknowledged before me on this 7<sup>th</sup> day of Oct., 2014  
by **Jedediah D Smith.**



  
Notary Public for Oregon  
My commission expires: 7-5-15