



2014-010870
Klamath County, Oregon
10/17/2014 08:57:25 AM
Fee: \$52.00

After recording return to:

Raymond J. Driscoll, Jr.

1230 Sunset Beach Rd.

Klamath Falls, OR 97601

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

Raymond J. Driscoll, Jr.

1230 Sunset Beach Rd.

Klamath Falls, OR 97601

Escrow No. MT101796SH

Title No. 0101796

SWD r.020212

STATUTORY WARRANTY DEED

Jamie Jackson and Rocky Mountain Construction, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Raymond J. Driscoll, Jr. and Jan A. Driscoll, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$175,000.00**.

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:

\$158,000

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 10 day of October, 14.

Jamie Jackson
Jamie Jackson

Rocky Mountain Construction, LLC

BY: Jamie Jackson
Jamie Jackson, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on Oct 10, 2014 by Jamie Jackson and Jamie Jackson, Member of Rocky Mountain Construction, LLC.

Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

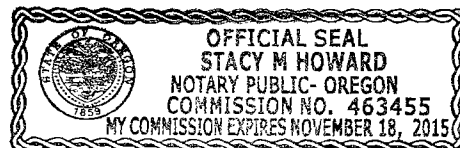


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the E1/2 SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which marks the intersection of the Westerly right of way line of the Great Northern Railroad and the Northerly right of way line of the County Road in the SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and which point of beginning lies West 638.4 feet from the iron pin which marks the Southeast corner of the NE1/4 SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence Northwesterly along the Westerly right of way line of the Great Northern Railroad a distance of 433 feet to an iron pin; thence Northeasterly at right angles along the Westerly right of way line of the Great Northern Railroad a distance of 100 feet to an iron pin; thence at right angles Northwesterly along the Westerly right of way line of the Great Northern Railroad at a distance of 195.3 feet to an iron pin; thence South a distance of 506.7 feet to an iron pin which lies on the Northerly right of way line of the County Road; thence Easterly along the Northerly right of way line of the County Road a distance of 390 feet more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County, for road purposes, by Warranty Deed recorded May 20, 1976 in Volume M76, page 7519, Microfilm Records of Klamath County, Oregon.