

**2014-011489****Klamath County, Oregon****10/31/2014 02:34:50 PM****Fee: \$47.00**

After recording return to:

Michael L. Cheeseman

8250 Hill Road

Klamath Falls, OR 97603

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

Michael L. Cheeseman

8250 Hill Road

Klamath Falls, OR 97603

Escrow No. MT102028SH

Title No. 0102028

SWD r.020212

STATUTORY WARRANTY DEED
John H. Walsh and Virginia M. Walsh, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Michael L. Cheeseman and Linde M. Cheeseman, 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:

**A parcel of land situated in Lot 3, Block 4, TRACT 1083, CEDAR TRAILS, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:
Beginning at a 5/8 inch iron pin at the Southeast corner of said Lot 3, Block 4; thence North 00° 04' 07" West
421.85 feet along the East line of Lot 3, Block 4, to a 1/2 inch iron pin at the Northeast corner of Lot 3, Block 4;
thence South 89° 45' 10" West 154.89 feet along the North line of Lot 3, Block 4, to a 1/2 inch iron pin; thence
South 0° 04' 06" East 421.69 feet to a 1/2" iron pin on the south line of Lot 3, Block 4; thence North 89° 48' 43"
East 154.89 feet along the South boundary of Lot 3, Block 4, to the point of beginning.**

The true and actual consideration for this conveyance is **\$242,500.00**.

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:

ATK

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 29 day of October, 14.

John H. Walsh
John H. Walsh

Virginia M. Walsh
Virginia M. Walsh

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 29, 2014 by John H. Walsh and Virginia M. Walsh.

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

