



2014-011646
Klamath County, Oregon
11/06/2014 02:12:17 PM
Fee: \$47.00

After recording return to:

JOSHUA LEE HARDY

5825 WOCUS ROAD

KLAMATH FALLS, OR 97601

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

JOSHUA LEE HARDY

5825 WOCUS ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT101825DS

Title No. 0101825

SWD r.020212

STATUTORY WARRANTY DEED

JAMES M. LEE III and KIMRY A. LEE,

Grantor(s), hereby convey and warrant to

JOSHUA LEE HARDY and SAVANNAH LAVONNE HARDY, 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:

The SE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North along the quarter line a distance of 371.14 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath and running thence North 89°49' West a distance of 390.1 feet to a point which is on the Easterly right of way line of the Old Dalles-California Highway; thence North 6°02' East along said Easterly right of way line a distance of 114.0 feet to a point; thence South 89°49' East a distance of 378.15 feet to a point which is on the North-South quarter line of said Section 7; thence South along said quarter line a distance of 113.4 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$135,000.00**.

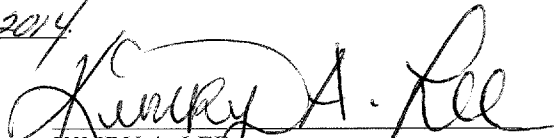
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

A handwritten signature in black ink, appearing to read 'J. Lee' or similar, written in a cursive style.

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.

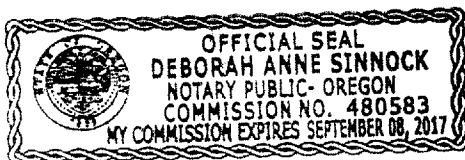
Dated this 3/15 day of Oct, 2014

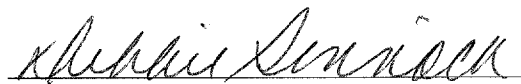

JAMES M. LEE III


KIMRY A. LEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-31, 2014 by JAMES M. LEE III and KIMRY A. LEE.




(Notary Public for Oregon)

My commission expires 9-8-17