

**2014-012003****Klamath County, Oregon****11/18/2014 08:54:14 AM****Fee: \$52.00**

After recording return to:

Francisco Rodriguez Ordaz and Ana Bertha Rodriguez, or their successors, as Trustees of the Ordaz-Rodriguez Living Trust, Under Agreement Dated March 3, 2000

515 Hidden Valley Rd

Royal Oaks, CA 95076

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

Francisco Rodriguez Ordaz and Ana Bertha Rodriguez, or their successors, as Trustees of the Ordaz-Rodriguez Living Trust, Under Agreement Dated March 3, 2000

515 Hidden Valley Rd

Royal Oaks, CA 95076

Escrow No. MT98767-LW

Title No. 0098767

SWD r.020212

STATUTORY WARRANTY DEED

Susan J. Wesley,

Grantor(s), hereby convey and warrant to

Francisco Rodriguez Ordaz and Ana Bertha Rodriguez, or their successors, as Trustees of the Ordaz-Rodriguez Living Trust, Under Agreement Dated March 3, 2000,

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 **\$30,000.00**.

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:

5200

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 12 day of Nov, 2014.

Susan J. Wesley
Susan J. Wesley

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on November 12 2014 by Susan Wesley, ~~claiming successor of~~
~~The Estate of Ethel Viola Thompson Leppert, deceased.~~ du

Lisa Legget-Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

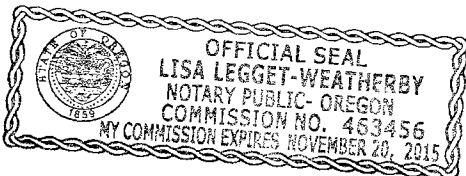


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 12 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel:

A parcel of land lying in Tract 12 of PLEASANT HOME TRACTS NO. 2 in Klamath County, Oregon, the said parcel being that portion of said Tract 12 included in a strip of land 40 feet in width, lying on the Northerly side of the center line of the Klamath Falls-Lakeview Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line station 40+00, said station being 1.44 feet South and 389.80 feet West of the West quarter corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°58'30" East 521.6 feet; thence North 89°43'30" East, 2984.1 feet; thence South 89°52'30" East 2863.7 feet to Engineer's center line Station 133+69.4, said station being 1.21 feet South and 554.40 feet East of the East quarter corner of said Section 2. The Northerly line of said strip of land crosses the West and East lines of said Tract 12 approximately opposite Engineer's center line stations 123+35 and 124+10, respectively.