



THIS SPACE RESERVED FOR

2014-012665

Klamath County, Oregon

12/08/2014 02:30:11 PM

Fee: \$52.00

After recording return to:

GRSW Stewart Real Estate Trust

16346 East Airport Circle

Aurora, CO 80011

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

GRSW Stewart Real Estate Trust

same as above

Escrow No. MT102174MS

Title No. 0102174

SWD r.020212

STATUTORY WARRANTY DEED

Lisa A. Bode,

Grantor(s), hereby convey and warrant to

GRSW Stewart Real Estate Trust,

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 \$ 259,900.00

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:

Handwritten: \$52.00

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 3rd day of November, 2014.

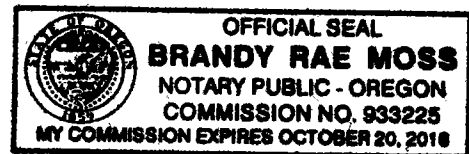
Lisa A Bode
Lisa A. Bode

State of Oregon
County of Klamath

This instrument was acknowledged before me on November 3, 2014 by Lisa A. Bode

Brandy Rae Moss
(Notary Public for Oregon)

My commission expires October 20, 2018



LEGAL DESCRIPTION

"EXHIBIT A"

A parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being portions of Lots 3 and 4, Tract 1265, DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, TRACT 1265, DEVONRIDGE; thence, North $76^{\circ} 32' 59''$ West 120.09 feet; thence, South $00^{\circ} 23' 17''$ East 147.54 feet; thence, North $63^{\circ} 12' 07''$ East 151.58 feet to the Southwesterly corner of said Lot 4; thence, Northwesterly 57.24 feet along the arc of a 50.00 foot radius curve to the right, the long chord of which bears North $18^{\circ} 51' 22''$ West 54.17 feet to the point of beginning; subject to a 20.00 foot wide access easement along the Northerly boundary of the above described parcel.

ALSO:

A portion of Lot 3 "Tract 1265 DEVONRIDGE", a duly recorded subdivision, as described in Deed Volume M96, page 36707, Microfilm Records of Klamath County, Oregon, to be combined with that tract of land described in Book of Mortgages M97, page 6265, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South $63^{\circ} 12' 07''$ West 151.58 feet to the Southwest corner of that tract of land described in said Volume M97, page 6265, Microfilm Records of Klamath County, Oregon; thence North $75^{\circ} 31' 23''$ East 193.72 feet to the beginning of a curve on the East line of said Lot 3; thence along said Easterly line on the arc of a curve to the left (Radius point bears South $62^{\circ} 02' 24''$ West 20.00 feet and central angle equals $64^{\circ} 37' 12''$) 22.56 feet to the point of reverse curve and on the arc of a curve to the right (Radius point bears North $05^{\circ} 01' 06''$ West 50.00 feet and central angle equals $40^{\circ} 55' 32''$) 35.71 feet to the point of beginning. (Property Line Adjustment 17-97)
