

1st 2323266 - ALF



After recording return to:  
Brent A Munson and Kaitlynn D Payne  
13155 Hwy 140 E  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brent A Munson and Kaitlynn D Payne  
13155 Hwy 140 E  
Klamath Falls, OR 97603

File No.: 7021-2323266 (ALF)  
Date: September 23, 2014

THIS SPACE RESERVED FOR RECORD

2014-012757

Klamath County, Oregon

12/10/2014 12:31:11 PM

Fee: \$52.00

### STATUTORY WARRANTY DEED

**John R Starkman and Joyce B Starkman as tenants by the entirety**, Grantor, conveys and warrants to **Brent A Munson and Kaitlynn D Payne, not as tenants in common with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 2 OF LAND PARTITION 14-93, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**TOGETHER WITH A 30 FOOT WIDE ACCESS EASEMENT AS SET OUT IN LAND PARTITION 14-93 OVER AND ACROSS PARCEL 1 OF SAID PARTITION.**

**ALSO TOGETHER WITH A 30-FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**BEGINNING AT A POINT ON THE NORTH LINE OF THE O.C. & E. RAILROAD RIGHT OF WAY, SAID POINT BEING THE INTERSECTION OF SAID NORTH RIGHT OF WAY AND THE SOUTH EXTENSION OF THE EAST LINE OF THE OBENCHAIN PARCEL; THENCE NORTH 420.00 FEET; THENCE NORTH 85° 30' 34" EAST 30.09 FEET; THENCE SOUTH 417.88 FEET TO THE NORTH LINE OF THE O.C. & E. RAILROAD RIGHT OF WAY; THENCE SOUTH 81° 36' 00" WEST 30.32 FEET TO THE POINT OF BEGINNING.**

Consideration \$150,000.00

F.  
57.00

**ALSO TOGETHER WITH A 12-FOOT WIDE ROADWAY FROM OREGON, CALIFORNIA AND EASTERN RAILWAY COMPANY, A NEVADA CORPORATION TO HERMAN F. ROMTVEDT, DATED JANUARY 29, 1976, RECORDED FEBRUARY 27, 1981 IN VOLUME M81 PAGE 3433, RECORDS OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

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 9 day of December, 2014

John R Starkman  
John R Starkman

Joyce B Starkman  
Joyce B Starkman

STATE OF Oregon )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of December, 2014  
by **John R Starkman and Joyce B Starkman.**

Adrien Fleek

Notary Public for Oregon  
My commission expires:

10-27-18

