



2014-013226

Klamath County, Oregon

12/23/2014 02:29:00 PM

Fee: \$57.00

After recording return to:

MARSHALL M. AGER

7050 Round Lake Rd.

Klamath Falls, OR 97601

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

MARSHALL M. AGER

7050 Round Lake Rd.

Klamath Falls, OR 97601

Escrow No. MT102367DS

Title No. 0102367

SWD r.020212

STATUTORY WARRANTY DEED

MARSHALL M. AGER, ALICIA ANN BANTA, MARCIA D. MITCHELL, GEORGIA J. DOW, EACH AS TO AN UNDIVIDED 1/8 INTEREST

Grantor(s), hereby convey and warrant to

MARSHALL M. AGER and MARILEE K. AGER, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

57.00

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 19th day of Dec-, 2014.

Marshall M. Ager
MARSHALL M. AGER

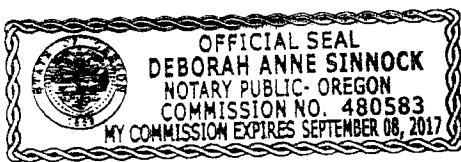
Marcia D. Mitchell
MARCIA D. MITCHELL

Alicia A. Banta
ALICIA ANN BANTA

Georgia J. Dow
GEORGIA J. DOW

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-19, 2014 by MARSHALL M. AGER.

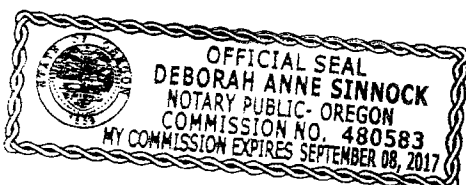


Deborah Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-22, 2014 by ALICIA ANN BANTA, MARCIA D. MITCHELL and GEORGIA J. DOW.



Deborah Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The following described property situate in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Section 20: The E1/2 of the SW1/4

Section 21: The SW1/4 of the SW1/4; the SE1/4 of the SW1/4; the W1/2 of the SE1/4 and the SE1/4 of the SE1/4

Section 28: The N1/2 of the NE1/4; the NE1/4 of the NW1/4 and the NW1/4 of the NW1/4

Parcel 2:

A tract of land situated in the NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a point on the section line common to Sections 27 and 28 of Township 39 South, Range 8 East of the Willamette Meridian, from which point the corner common to Sections 21, 22, 27 and 28 bears North 00° 08' 44" East a distance of 401.22 feet, said point also marking the most southwesterly corner of that tract of land described in Volume M83, at page 22319 of Klamath County Deed Records; thence along the southerly line of said Volume M83, at page 22319, South 65° 42' 55" East a distance of 923.35 feet to the True Point of Beginning of this description (South 65° 47' East a distance of 927.43 feet as per Volume M83, at page 22319); thence along the most southerly line of said Volume M83, at page 22319, South 82° 54' 00" East a distance of 289.14 feet (284.84 feet per Volume M83, at page 22319) to a point on the westerly right of way line of the Round Lake Road; thence along said right of way line along the arc of a non-tangent curve to the left having a radius of 410.00 feet and central angle of 02° 30' 00", an arc distance of 17.89 feet (the long chord of which bears South 59° 00' 29" East a distance of 17.89 feet) to a point on the centerline of the Klamath River Wagon Road as now constructed; thence leaving said right of way line and along said centerline North 82° 18' 44" West a distance of 402.26 feet; thence leaving said centerline North 07° 41' 16" East a distance of 32.94 feet to the most southeast corner of that tract of land described in Volume 116 at Page 403 of Klamath County Deed Records; thence South 65° 42' 55" East a distance of 100.91 feet to the True Point of Beginning.

Parcel 3:

A portion of the NE1/4 of the SE1/4 of Section 21, Township 39 South, Range 8 East, Willamette Meridian, more particularly described as follows:

Beginning at the Section corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the Section line a distance of 1320 feet, more or less, to the Southeast corner of the NE1/4 of the SE1/4 of Section 21; thence West along the South boundary of the NE1/4 of the SE1/4 of said Section 21 a distance of 60.7 feet to the true point of beginning which lies on the center line of the County Road (Round Lake Road); as now constructed; thence along the centerline of said County Road North 48° 56' West 73.7 feet; North 73° 22' West 335.5 feet; North 34° 01' West 658.6 feet and North 26° 21' West 702.7 feet to the North boundary of the said NE1/4 of the SE1/4 of Section 21; thence along said boundary West 202.0 feet; South 1320.0 feet and East 1259.3 feet, more or less to the true point of beginning.