



THIS SPACE RESERVED FOR

2014-013240
Klamath County, Oregon
12/24/2014 08:59:30 AM
Fee: \$47.00

After recording return to:

MORGAN L. LINDSAY

19090 N POE VALLEY ROAD

KLAMATH FALLS, OR 97603

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

MORGAN L. LINDSAY

19090 N POE VALLEY ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT102337DS

Title No. 0102337

SWD r.020212

STATUTORY WARRANTY DEED

ERIC A. PETERSEN,

Grantor(s), hereby convey and warrant to

MORGAN L. LINDSAY and DANIEL R. LINDSAY, II, 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:

A tract of land situated in the N1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 NW1/4 of said Section 20, said corner being South 89° 16' 53" West a distance of 3949.91 feet from the East 1/4 corner of said Section 20; thence North 00° 48' 38" West 649.47 feet along the West line of the SE1/4 NW1/4 of said Section 20; thence North 40° 24' 01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the TRUE POINT OF BEGINNING of this description; thence South 40° 24' 01" West, 236.7 feet, more or less, along said parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00° 48' 38" West along the East line of said NW1/4 NW1/4 to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

The true and actual consideration for this conveyance is **\$250,000.00**.

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:

4700

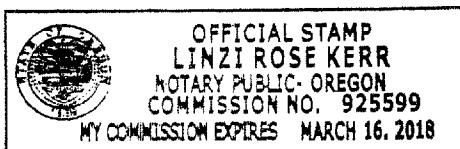
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of December, 2014.


ERIC A. PETERSEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 19, 2014 by ERIC A. PETERSEN.




(Notary Public for Oregon)
My commission expires 3/16/18