

187 2335466-LW

2014-013287

Klamath County, Oregon

12/26/2014 01:06:30 PM

Fee: \$52.00



After recording return to:

Robert D. Edgar
20020 Hwy 39
Klamath Falls, OR 97603

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

Robert D. Edgar
20020 Hwy 39
Klamath Falls, OR 97603

File No.: 7021-2335466 (LW)

Date: October 16, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jess A McKoen, a Protected Person, by Rosalind Gerrard his Guardian/Conservator, Grantor, conveys and warrants to **Robert D. Edgar**, 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 1:

A parcel of land located in the S 1/2 NW 1/4 SE 1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bounded and described as follows:

Commencing at a point 110 feet South of the Northwest corner of the S 1/2 NW 1/4 SE 1/4 of said Section 34; extending thence North along the quarter section line a distance of 110 feet; thence East 128 feet; more or less, to Highway #39; thence Southeasterly along the Southwesterly line of said Highway, a distance of 304 feet; thence West a distance of 125 feet, more or less, to the Northeasterly line of Old abandoned Highway #39; thence Northwesterly along the Easterly line of said old highway, a distance of 150 feet, more or less, to a point due East of point of beginning; thence West to the pint of beginning.

Together With that portion of Minor Partition 23-85 lying North of the following described line: Beginning at a point on the West line of the S 1/2 NW 1/4 SE 1/4 of said Section 34 from which the South 1/4 corner of said Section 34 bears South 00°23'00" West 1826.92 feet; thence South 77°55'54" East 565.75 feet to the Southwesterly right of way line of Highway 39;

Consideration \$135,000.00

*F.
57.00*

Excepting therefrom any portion lying within the Burlington Northern-Santa Fe railroad right of way

Parcel 2:

Township 40 South, Range 10 East of the Willamette Meridian, Section 34:

A portion of the NW 1/4 NW 1/4 SE 1/4 described as:

Beginning at a point of the East right-of-way line of Merrill Pit Road, being the intersection of the South line of the NW 1/4 NW 1/4 SE 1/4; thence North along said right-of-way to a point which is 617' South of the North line of the SE 1/4; thence East along a line which is parallel to and 617' South of the North line of the SE 1/4 to a point on the Southerly right-of-way line of State Highway No. 39; thence Southeasterly along said Highway right-of-way to the South line of the NW 1/4 NW 1/4 SE 1/4; thence West along the Southerly line of the NW 1/4 NW 1/4 SE 1/4 to the point of beginning.

Parcel 3:

Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Section 34:

The Northerly 617 feet of the NW 1/4 SE 1/4 lying Southerly of the Klamath Falls Malin State Highway 39 and Easterly of Merrill Pit Rd.

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 **\$135,000.00**. (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 22 day of DECEMBER, 2014.

Jess A. McKoen, a Protected Person

Rosalind Gerrard

Rosalind Gerrard, Guardian/Conservator

STATE OF NV)
)ss.
County of Washoe)

This instrument was acknowledged before me on this 22 day of Dec, 2014
by **Jess A. McKoen, a Protected Person by Rosalind Gerrard, Guardian/Conservator.**

E. Gates

Notary Public for Washoe County NV
My commission expires: 9-6-18

