



After recording return to:

Richard Garbutt

525 Main Street

Klamath Falls, OR 97601

2014-013331

Klamath County, Oregon

12/29/2014 12:31:29 PM

Fee: \$47.00

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

Richard Garbutt

525 Main Street

Klamath Falls, OR 97601

Escrow No. MT101991SH

Title No. 0101991

SWD r.020212

STATUTORY WARRANTY DEED

Putnam & Sons, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Richard Garbutt, Michael McKay, Scott McKay and Lee Matchett, as tenants in common,

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:

The Southwesterly 125 feet (measured at right angles), lying within and limited to the Southeast quarter of the Southeast quarter (SE1/4 SE1/4) of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, of that certain parcel of land conveyed by Deed dated April 20, 1931 between Velma Schaupp, et al, and the Great Northern Railway Company and recorded May 7, 1931 in Book 95, of Deeds, page 217, under Auditor's File No. 98793, records of said county.

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:

47.00

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 18th day of DECEMBER, 2014

Putnam & Sons, LLC, an Oregon Limited Liability Company

(X)

BY: _____

Thomas A. Putnam, Member

State of Texas
County of Harris

This instrument was acknowledged before me on December 18, 2014 by Thomas A. Putnam, Member of Putnam & Sons, LLC, an Oregon Limited Liability Company.

Berta Molina

(Notary Public for Texas)

My commission expires 01-10-2017

