

1st 2358586-MT



After recording return to:
Rita Goldau-Remstedt
2098 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Rita Goldau-Remstedt
2098 Hope Street
Klamath Falls, OR 97603

File No.: 7021-2358586 (MT)
Date: December 16, 2014

2014-013363
Klamath County, Oregon
12/29/2014 03:58:59 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dannie Carol Teddy, Grantor, conveys and warrants to **Rita Goldau-Remstedt**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$42,200.00**. (Here comply with requirements of ORS 93.030)

F.
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 23 day of December, 2014.

Dannie Carol Teddy
Dannie Carol Teddy

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on this 23rd day of December, 2014
by **Dannie Carol Teddy**.

Claudette S von Derahe

Notary Public for Oregon
My commission expires: 12/12/2016

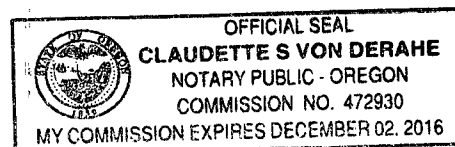


EXHIBIT A

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

That part of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning on the South boundary line of the SE1/4 NW1/4 at a point 330 feet East of the SW corner of said SE1/4 NW1/4; thence North and parallel with the East line of said SE1/4 NW1/4 920 feet to the SW corner of tract conveyed herein, being the true point of beginning of this description; thence from said point of beginning East and parallel with the North line of said SE1/4 NW1/4, 165 feet; thence North and parallel with the West line of SE1/4 NW1/4 80 feet; thence West and parallel with the North line of said SE1/4 NW1/4 165 feet; thence South and parallel with the West line of said SE1/4 NW1/4 80 feet to the point of beginning.

EXCEPTING THEREFROM that portion along the East line of premises lying within the boundaries of Hope Street and irrigation ditch as disclosed in Volume 351 Page 601, deed records of Klamath County, Oregon