



2015-000027

Klamath County, Oregon

01/02/2015 02:14:28 PM

Fee: \$47.00

After recording return to:

Colton D. Sargent

12211 Buesing Road

Klamath Falls, OR 97603

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

Colton D. Sargent

12211 Buesing Road

Klamath Falls, OR 97603

Escrow No. MT102183MS

Title No. 0102183

SWD r.020212

STATUTORY WARRANTY DEED

Gordon J. Aguiar & Theresa L. Aguiar, Trustees or their Successor Trustees in Trust under the Aguiar Loving Trust dated February 14, 1992 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Colton D. Sargent and Haily K. Sargent, 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:

The NW 1/4 SW 1/4 Section 34, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a parcel of land situated in the NW 1/4 SW 1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the Southeast corner of the NW 1/4 SW 1/4 of Section 34; thence West along the South boundary of the NW 1/4 SW 1/4 a distance of 875 feet; thence North parallel with the West line of NW 1/4 SW 1/4, a distance of 1100 feet, more or less, to the center boundary of an existing drain ditch; thence in a Southeasterly direction along the centerline of said drain ditch a distance of 910 feet, more or less, to the East line of the NW 1/4 SW 1/4; thence South along the East line of the NW 1/4 SW 1/4 a distance of 820 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion used for irrigation canal lateral drain ditches or county road.

The true and actual consideration for this conveyance is **\$222,000.00**.

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 30th day of Dec, 2014

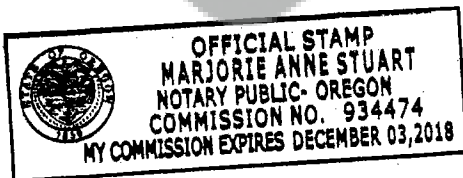
Gordon J. Aguiar & Theresa L. Aguiar, Trustees or their
Successor Trustees in Trust under the Aguiar Loving
Trust dated February 14, 1992 and any amendments
thereto

BY: Gordon J. Aguiar, Trustee
Gordon J. Aguiar, Trustee

BY: Theresa L. Aguiar, Trustee
Theresa L. Aguiar, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12/30, 2014 by Gordon J. Aguiar & Theresa L. Aguiar,
Trustees or their Successor Trustees in Trust under the Aguiar Loving Trust dated February 14, 1992 and any
amendments thereto.



[Signature]

(Notary Public for Oregon)

My commission expires 12/31/18