



2015-000567

Klamath County, Oregon

01/21/2015 12:24:35 PM

Fee: \$52.00

After recording return to:

Doug MaGee

21085 Knott Rd

Bend, OR 97702

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

Doug MaGee

21085 Knott Rd

Bend, OR 97702

Escrow No. MT102622SH

Title No. 0102622

SWD r.020212

STATUTORY WARRANTY DEED

Robert A. Stayer,

Grantor(s), hereby convey and warrant to

Doug MaGee,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

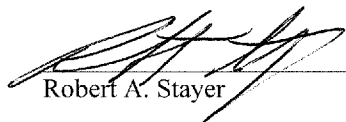
The true and actual consideration for this conveyance is **\$350,000.00**.

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:

5200

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.

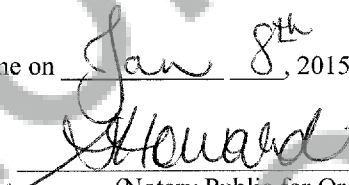
Dated this 8TH day of JAN 2015.


Robert A. Stayer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 8th, 2015 by Robert A. Stayer.




(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The NE1/4 lying East of the railroad in Section 12, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The SE1/4 lying East of the railroad in Section 12, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

The N1/2 NE1/4 of Section 7, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The E1/2 of the NW1/4 and Government Lots 1 and 2 in Section 7, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The S1/2 of the NE1/4 of Section 7, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

The E1/2 SW1/4 and the W1/2 SE1/4 of Section 6, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.