

**2015-000586****Klamath County, Oregon****01/22/2015 10:12:35 AM****Fee: \$47.00**

After recording return to:

MICHAEL L. CHEESEMAN

PO BOX 1078

Keno, OR 97627

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

MICHAEL L. CHEESEMAN

PO BOX 1078

Keno, OR 97627

Escrow No. MT102843DS

Title No. 0102843

SWD r.020212

STATUTORY WARRANTY DEED

JAMES O. PRESTON AND DIANE G. PRESTON TRUSTEES OF THE JAMES O. PRESTON AND DIANE G. PRESTON LIVING TRUST and JAMES ODON PRESTON and DIANE G. PRESTON, AS INDIVIDUALS

Grantor(s), hereby convey and warrant to

MICHAEL L. CHEESEMAN and LINDE M. CHEESEMAN, 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:

A parcel of land situated in Lot 3, Block 4, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the South line of Lot 3, Block 4, said point being South 89° 48' 16" West 154.89 feet from the Southeast corner of Lot 3, Block 4; thence from said point of beginning North 0° 04' 06" West 421.69 feet to a 1/2 inch iron pin on the North line of Lot 3, Block 4; thence South 89° 45' 10" West 157.84 feet along the North line of Lot 3, Block 4, to a 1/2 inch iron pin; thence South 0° 51' 14" East 421.56 feet to a 5/8 inch iron pin on the South boundary of Lot 3, Block 4; thence North 89° 48' 43" East 152.06 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$30,000.00**.

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:

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 21st day of JAN, 2015.

THE JAMES O. PRESTON AND DIANE G. PRESTON
LIVING TRUST

BY: *James O. Preston*
JAMES O. PRESTON, TRUSTEE

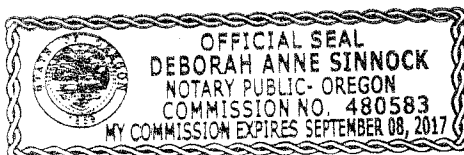
BY: *Diane G. Preston*
DIANE G. PRESTON, TRUSTEE

James O. Preston
JAMES O. PRESTON

Diane G. Preston
DIANE G. PRESTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-21-, 2015 by JAMES O. PRESTON AND DIANE G. PRESTON TRUSTEES OF THE JAMES O. PRESTON AND DIANE G. PRESTON LIVING TRUST and JAMES ODON PRESTON and DIANE G. PRESTON.



Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17