

1st 2370275-MT



After recording return to:
James W Ayers and Bobbie J Ayers
3239 Crest Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
James W Ayers and Bobbie J Ayers
3239 Crest Street
Klamath Falls, OR 97603

File No.: 7021-2370275 (MT)
Date: January 14, 2015

2015-000969

Klamath County, Oregon

02/03/2015 02:50:02 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David E Prince and Leana M. Prince, Trustees of The David E and Leana M Prince Trust dated November 15, 2006, dated November 15, 2006, Grantor, conveys and warrants to James W Ayers and Bobbie J Ayers not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A PARCEL OF LAND LYING WITHIN THE BOUNDS OF THAT TRACT OF LAND RECORDED IN VOLUME M67, PAGE 3540, OF DEED RECORDS OF KLAMATH COUNTY, OREGON, DESCRIBED THEREIN AS BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Consideration \$75,000.00

F.
57.00

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF ABOVE SAID TRACT OF REAL PROPERTY, WHICH CORNER IS DESCRIBED AS BEING ON THE SOUTH BOUNDARY OF AFORESAID SECTION 28, DISTANCE 2074.11 FEET EAST OF THE SOUTH QUARTER CORNER THEREOF; THENCE NORTH 25° 22' WEST 761.00 FEET ALONG THE WEST BOUNDARY OF AFORESAID TRACT OF REAL PROPERTY TO THE MOST NORTHWESTERLY CORNER THEREOF, BEING LOCATED ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF THE KLAMATH FALLS-ASHLAND HIGHWAY (ORE 66) THENCE NORTH 67° 02 1/2' EAST ALONG SAID TRACT OF REAL PROPERTY A DISTANCE OF 418 FEET BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 25° 22' EAST ALONG THE EAST BOUNDARY OF SAID TRACT OF REAL PROPERTY A DISTANCE OF 350.00 FEET; THENCE SOUTH 67° 02 1/2' WEST PARALLEL WITH THE AFORESAID SOUTHERLY RIGHT OF WAY OF THE KLAMATH FALLS-ASHLAND HIGHWAY A DISTANCE OF 252.00 FEET; THENCE NORTH 25° 22' WEST 350.00 FEET TO A POINT ON THE AFORESAID HIGHWAY BOUNDARY A DISTANCE OF 252.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 67° 02 1/2' EAST 252.00 FEET ALONG THE SAID BOUNDARY TO THE TRUE POINT OF BEGINNING.

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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

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 2 day of February, 2015.

David E Prince and Leana M. Prince,
Trustees of The David E and Leana M Prince
Trust dated November 15, 2006



David E Prince, Trustee



Leana M Prince, Trustee

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 2 day of February, 2015
by **David E and Leana M Prince Trust.** by David E Prince & Leana M Prince, trustee



Notary Public for Oregon
My commission expires: 6-6-17