



THIS SPACE RESERVED FOR

2015-001049
Klamath County, Oregon
02/06/2015 11:00:01 AM
Fee: \$52.00

After recording return to:

Nicholas Trenchard

4655 Austin Street

Klamath Falls, OR 97603

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

Nicholas Trenchard

4655 Austin Street

Klamath Falls, OR 97603

Escrow No. MT101558SH

Title No. 0101558

SWD r.020212

STATUTORY WARRANTY DEED

Stephan Borrer,

Grantor(s), hereby convey and warrant to

Nicholas Trenchard , an unmarried man,

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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$85,000.00**.

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:

5800

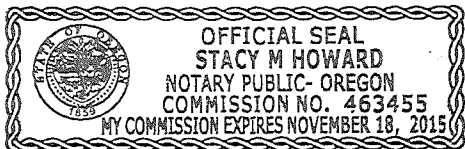
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 5th day of Feb., 2015.

Stephan Borror
Stephan Borror

State of Oregon
County of Klamath

This instrument was acknowledged before me on Feb 5th, 2015 by Stephan Borror.



Stacy M Howard
(Notary Public for Oregon)

My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The West 174 feet of the following described tract, to wit:

Beginning at a point South 0° 06' East a distance of 131.4 feet from the Northwest corner of Lot 10 in the resubdivision of Tract 25 to 32 of Altamont Ranch Tracts located in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence at right angles North 89° 54' East a distance of 542.4 feet to a point on the Easterly boundary line of said Lot 10; thence South 00° 06' East along the Easterly line of said Lot 10 to a point which marks the Northeasterly corner of the land heretofore deeded to G.H. Stiles and recorded in Book 107, page 354, Deed Records of Klamath County, Oregon; thence Westerly along the North boundary of said Stiles Tract to a point on the Westerly boundary of said Lot 10; thence North 0° 06' West along the Westerly boundary of said Lot 10 to the point of beginning.

PARCEL 2:

Beginning at a point on the line between Tracts 9 and 10 of the subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts, a platted subdivision of Klamath County, Oregon, which is South 0° 06' East a distance of 131.4 feet from the Northeast corner of said Tract 9, and which point of beginning is the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 132, page 535; thence South 0° 06' East along the line between said Tracts 9 and 10, a distance of 160.6 feet, to the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 117, page 92; thence North 88° 46' West 48.69 feet; thence North 1° 40' West 159.54 feet; thence North 89° 54' East 53.05 feet to the point of beginning; being a portion of Tract 9 of the subdivision of Tracts 25 to 32, inclusive, of Altamont Ranch Tracts.

PARCEL 3:

A strip or parcel of land ten feet wide and 159.54 feet long off the East side of a tract or parcel of land lying in Tract 9, Resubdivision of Tracts 25 to 32 inclusive, of Altamont Ranch Tracts, said tract being more particularly described in a deed recorded in Volume 186, page 201, Deed Records of Klamath County, Oregon, said strip abutting upon the West line of a tract owned by the said grantor and described in a deed recorded in Volume 169, page 123, Deed Records of Klamath County, Oregon

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