

1st 2365120-LW



After recording return to:  
Kent Lowell Simons and Kay D  
Simons  
3339 Crest St  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kent Lowell Simons and Kay D Simons  
3339 Crest St  
Klamath Falls, OR 97603

File No.: 7021-2365120 (LW)  
Date: January 23, 2015

2015-001558  
Klamath County, Oregon  
02/20/2015 03:05:27 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Rusty J Walston**, Grantor, conveys and warrants to **Kent Lowell Simons and Kay D Simons**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$189,500.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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 20 day of February, 2015.

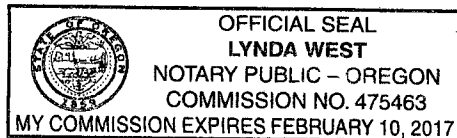
Rusty J Walston  
Rusty J Walston

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 20 day of February, 2015  
by **Rusty J Walston**.

Lynda West

Notary Public for Oregon  
My commission expires: 2-10-17



**EXHIBIT A**

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

**Parcel 1:**

A tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89°40' East a distance of 30.0 feet and North 1°02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89°40' East a distance of 490.0 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.0 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre, more or less, in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

**Parcel 2:**

A tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89°40' East a distance of 30.0 feet and North 1°02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89°40' East a distance of 490.0 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.0 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet more or less to the point of beginning, said tract containing 1 acre more or less in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.