

1st 2369312-LW



After recording return to:
First American Title Company
404 Main Street Ste 1
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
First American Title Company
404 Main Street Ste. 1
Klamath Falls, OR 97601

File No.: 7021-2369312 (LW)
Date: February 26, 2015

THIS SPACE RESERVED FOR RECO

2015-001759

Klamath County, Oregon

02/26/2015 01:57:25 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Marvin Long affiant in the **Small Estate of Edna Mae Long 1500550CV**, Grantor, conveys and warrants to **Kenneth Knight and Judith Knight, Husband and Wife**, 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 *****This deed is executed to clear title resulting to Real Estate Contract M78at page 14965 which has been fulfilled.****. (Here comply with requirements of ORS 93.030)

F.
57.00

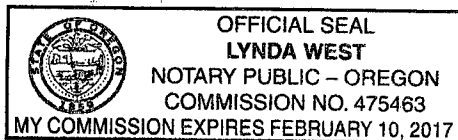
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of February, 2014.

Marvin L. Long
Marvin Long

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of February, 2015
by .



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 One:

The W1/2 NW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel Two:

The N1/2 S1/2 SW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS a 60 foot road right of way recorded June 11, 1958 in Volume 12 Page 623, Miscellaneous records of Klamath County, Oregon.