

187 236 9312-LW



After recording return to:
Oliver Shell and Tia Summers
437 E Day School Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Oliver Shell and Tia Summers
437 E Day School Rd
Chiloquin, OR 97624

File No.: 7021-2369312 (LW)
Date: January 06, 2015

THIS SPACE RESERVED FOR RECORD

2015-001760

Klamath County, Oregon

02/26/2015 01:57:25 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Carl Ziegenhirt and Linelle Huddin, as tenants in common as to Parcel One and Carl P. Ziegenhirt and Linelle I. Huddin, as tenants in common as to Parcel Two, Grantor, conveys and warrants to Oliver Shell and Tia Summers, each to an undivided 50% interest as Tenants in Common, 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:

Parcel One:

The W1/2 NW1/4 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.

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.

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 **\$145,000.00**. (Here comply with requirements of ORS 93.030)

F.
51.00

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 16 day of Jan, 2015.

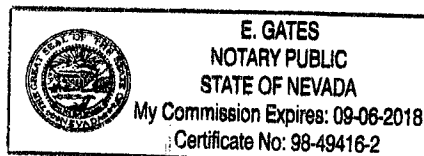
Carl Ziegenhirt
Carl Ziegenhirt

Linelle Huddin
Linelle Huddin

STATE OF NV)
)ss.
County of Washoe)

This instrument was acknowledged before me on this 16 day of Jan, 2015
by Carl Ziegenhirt.

E. Gates
Notary Public for NV
My commission expires: 9-6-18



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.

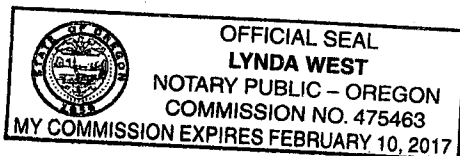
Dated this 13 day of January, 2015.

Carl Ziegenhirt

Linelle Huddin
Linelle Huddin

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of January, 2015 ^{2nd}
by Carl Ziegenhirt and Linelle Huddin.



Lynda West
Notary Public for Oregon

My commission expires: 2-10-17