



2015-001850
Klamath County, Oregon
03/02/2015 03:47:54 PM
Fee: \$47.00

TITLE NO. 33059AM
ESCROW NO. EU15-0434
TAX ACCT. NO. R95676
MAP/TAX LOT NO. 3009-00000-03200-000

GRANTOR

JOHN V. SNIVELY and RUTH GAILMARY TILLEY

GRANTEE

J. ROSCOE DIVINE
555 LINCOLN STREET
EUGENE, OR 97401

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

JOHN V. SNIVELY and RUTH GAILMARY TILLEY, Grantor,

conveys and warrants to

J. ROSCOE DIVINE, Grantee,

all of their undivided one half interest in the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$125,000.00.

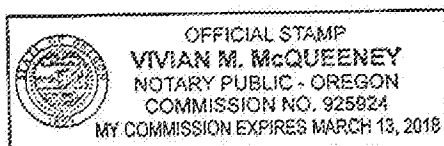
Dated this 26 day of February, 2015.

John V. Snively
JOHN V. SNIVELY

Ruth Gailmary Tilley
RUTH GAILMARY TILLEY

State of Oregon
County of Clackamas

This instrument was acknowledged before me on February 26, 2015 by JOHN V. SNIVELY and RUTH GAILMARY TILLEY.



Vivian M. McQueeney
(Notary Public for Oregon)
My commission expires March 13, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the N1/2 of the NE1/4 of Section 20, Township 30 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 900 feet East of the Southwest corner of the N1/2 NE1/4 of Section 20, Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence continuing due East for 660 feet and thence North for 660 feet and thence West for 660 feet and thence South 660 feet to the point of beginning.
