

1st 2379231-ALF



After recording return to:  
Clinton Horton and Deirdre F Horton  
39328 Bunn Way  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Clinton Horton and Deirdre F Horton  
39328 Bunn Way  
Bonanza, OR 97623

File No.: 7021-2379231 (ALF)  
Date: January 23, 2015

THIS SPACE RESERVED FOR RECORD

2015-002159

Klamath County, Oregon

03/11/2015 02:47:01 PM

Fee: \$52.00

## STATUTORY WARRANTY DEED

**George Lubbecke and Katrina E Lubbecke, husband and wife**, Grantor, conveys and warrants to **Clinton Horton and Deirdre F Horton, husband and wife**, 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:

**A tract of land situated in the NE1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of Section 29, Township 39 South, Range 12 East of the Willamette Meridian; thence South along the East line of said Section 29, 660 feet to the true point of beginning; thence West and parallel to the North line of said Section to a point that is 20 feet East of the Easterly right of way line of the Lee Lateral of the Main East Canal; thence Northerly parallel to and 20 feet East from the Easterly right of way line of said Lee Lateral to the North line of said Section; thence Westerly along said North line to the Easterly right of way line of the said Lee Lateral; thence Southerly along the Easterly line of said Lee Lateral to the South line of the NE1/4 of said section; thence East along said South line to the Southeast corner of the NE1/4 thence North along the East line of the NE1/4 to the point of beginning.**

**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 **\$199,000.00**. (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.

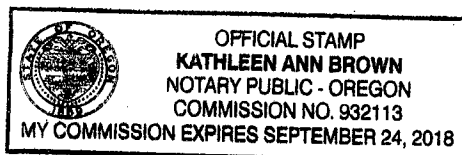
Dated this 9 day of MARCH, 2015.

George Lubbecke  
George Lubbecke

Katrina E Lubbecke

STATE OF OREGON )  
County of Douglas ) ss.

This instrument was acknowledged before me on this 9<sup>th</sup> day of March, 2015  
by GEORGE LUBBECKE



Kathleen Ann Brown  
Notary Public for Oregon  
My commission expires: 9-24-18

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 10 day of March, 2015

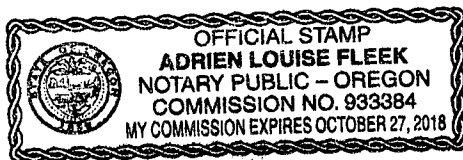
\_\_\_\_\_  
George Lubbecke

\_\_\_\_\_  
Katrina E Lubbecke

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 10 day of March, 2015  
by Katrina E Lubbecke.

\_\_\_\_\_  
Adrien Fleek



Notary Public for Oregon  
My commission expires: 10-27-18