



2015-002190
Klamath County, Oregon
03/12/2015 12:42:33 PM
Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:
Victor G. Strickland and Janet L. Strickland
87431 McTimmons Ln
Bandon, OR 97411

GRANTEE:
Equity Trust fbo Mike Westerman
1 Equity Way
Westlake, OH 44145

SEND TAX STATEMENTS TO:
Equity Trust Company Custodian fbo Mike
Westerman
1 Equity Way
Westlake, OH 44145

AFTER RECORDING RETURN TO:
Equity Trust Company Custodian fbo Mike
Westerman
1 Equity Way
Westlake, OH 44145

Escrow No: 360615012307-TTCC007

L14, B1, LONE PINE
L14, B1, LONE PINE
VL Lot 14, Block 1 Lone Pine of the Sprague
Klamath County, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Victor G. Strickland and Janet L. Strickland, Grantor, conveys and warrants to

Equity Trust Company Custodian fbo Mike Westerman IRA, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$7,500.00. (See ORS 93.030)

Subject to and excepting: PROPERTY TAXES, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

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.

360615012307-TTCC007
Deed (Warranty-Statutory)

DATED: March 6, 2015

Victor G. Strickland
Victor G. Strickland
Janet I. Strickland
Janet I. Strickland

State of OREGON

COUNTY of COOS

This instrument was acknowledged before me on March 6, 2015

by Victor G. Strickland & Janet I. Strickland

Liberty D. Pope, Notary Public - State of Oregon

My commission expires: 10-14-2015

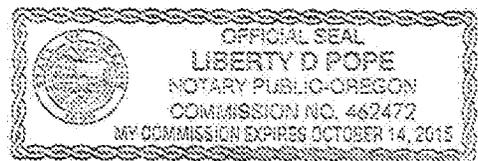


Exhibit "A"

Lot 14, Block 1, LONE PINE OF THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW ¼ SE ¼ of Section 11 and the NE ¼ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW ¼ SE ¼ of said Section 11, said point being North 0° 07' 13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 06' 37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW ¼ SE ¼ of said Section 11; thence South 0° 07' 113" East along said West line to the point of beginning.