

**2015-002294****Klamath County, Oregon****03/16/2015 02:30:30 PM****Fee: \$47.00**

THIS SPACE RESERVED

After recording return to:

Donald W. Downing5845 Mack AvenueKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Donald W. Downing5845 Mack AvenueKlamath Falls, OR 97603File No. 32896AM

STATUTORY WARRANTY DEED**Rosella June Hinshaw,**

Grantor(s), hereby convey and warrant to

Donald W. Downing ,Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

A tract of land described as follows: Beginning at a point on the East West quarter line which lies North 88 degrees 57' East a distance of 342.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88 degrees 57' East along the East West quarter line a distance of 67.5 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11, a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East West quarter line a distance of 67.5 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, said tract containing 0.51 acres, more or less, in the S1/2 SW14 NW1/4 of Section 11, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.

There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-011BC-05401-000 R874431The true and actual consideration for this conveyance is **\$100,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.

Dated this 13 day of March, 2015

Rosella J. Hinshaw
Rosella J. Hinshaw

State of Oregon } ss
County of Klamath }

On this 13 day of March, 2015, before me, Rosella June Hinshaw a Notary Public in and for said state, personally appeared Cherice F. Treasure, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 6/17/2016

