

2015-002879

Klamath County, Oregon

03/31/2015 02:56:11 PM

Fee: \$52.00

1st 2400454-ALF



After recording return to:
Zachary Thomas and Lexi Thomas
66000 Hwy 140 E
Bly, OR 97622

Until a change is requested all tax
statements shall be sent to the
following address:
Zachary Thomas and Lexi Thomas
66000 Hwy 140 E
Bly, OR 97622

File No.: 7021-2400454 (ALF)

Date: March 03, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Anthony Louis McDowell, Grantor, conveys and warrants to **Zachary Thomas and Lexi Thomas, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$158,000.00**. (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 31 day of March, 2015.

Anthony Louis McDowell
Anthony Louis McDowell

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of March, 2015
by **Anthony Louis McDowell**.

Notary Public for Oregon
My commission expires:

1007-18

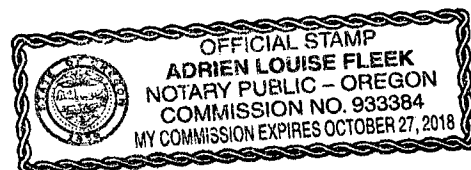


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 SOUTH, RANGE 15 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89° 36' 25" EAST ALONG THE CENTER LINE OF SAID SECTION 1494.98 FEET TO A 5/8" IRON PIN; THENCE NORTH 00° 30' 24" EAST 357.67 FEET TO A 5/8" IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF OREGON HIGHWAY #140; THENCE NORTH 56° 00' 00" WEST ALONG SAID RIGHT OF WAY LINE 237.70 FEET TO A 1/2" IRON PIN; THENCE SOUTH 34° 00' 00" WEST 300 FEET TO A 1/2" IRON PIN; THENCE NORTH 56° 00' 00" WEST A DISTANCE OF 450 FEET TO A 1/2" IRON PIN; THENCE NORTH 34° 00' 00" EAST 300 FEET TO A 1/2" IRON PIN ON THE SOUTHERLY RIGHT OF WAY LINE OF OREGON HIGHWAY #140; THENCE NORTH 56° 00' 00" WEST ALONG SAID RIGHT OF WAY LINE 642.31 FEET TO A 1/2" IRON PIN; THENCE SOUTH 451.66 FEET TO A 1/2" IRON PIN; THENCE SOUTH 89° 37' 09" WEST 397.51 FEET TO A 1/2" IRON PIN; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 657.35 FEET TO THE POINT OF BEGINNING.