

2015-003038

Klamath County, Oregon

04/03/2015 11:54:09 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenber
6500 SW Macadam Avenue, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

No Change.

STATUTORY WARRANTY DEED

VERNON M. GEARHARD and FRANCES M. GEARHARD, **GRANTOR**, conveys and warrants to FRANCES M.A. GEARHARD, **GRANTEE**, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

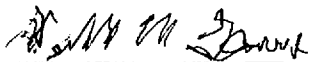
See Exhibit A, attached hereto and incorporated herein

(Commonly known as: 9868 Buesing Road, Klamath Falls, OR)

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 12th day of March, 2015.



VERNON M. GEARHARD



FRANCES M. GEARHARD

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.

STATE OF OREGON)
County of Klamath) ss.

The above-named VERNON M. GEARHARD and FRANCES M. GEARHARD personally appeared before me on this 12th day of March, 2015, and acknowledged the foregoing instrument to be their voluntary act.

James D. Ostrander
Notary Public for Oregon

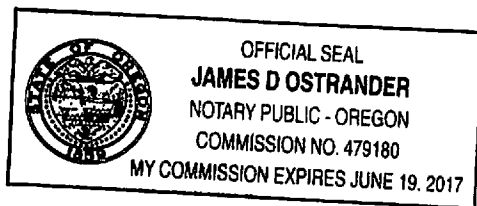


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 NE1/4 of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows

Beginning at a 5/8" iron rod marking the Northeast corner of said Section 5, thence South 00° 47' 40 East a distance of 1321 07 feet to a 5/8" iron rod marking the Southeast corner of the N1/2 NE1/4 of said Section 5, thence North 89° 57' 47" West a distance of 2130 69 feet along the South line of said N1/2 NE1/4, thence North 00° 37' 30 West 1320 98 feet to a point on the North line of the NE1/4 of said Section 5, thence South 89° 57' 50" East 2126 78 feet to the point of beginning

TOGETHER WITH an easement for ingress and egress as delineated on the face of Map of Survey Major Partition 16-84

Tax Account No 4110-00000-00100-000

Key No 101204