

2015-003039

Klamath County, Oregon

04/03/2015 12:07:39 PM

Fee: \$52.00

**AFTER RECORDING RETURN TO:**

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

**SEND TAX STATEMENTS TO:**

Frances M.A. Gearhard  
9868 Buesing Road  
Klamath Falls, OR 97603

**STATUTORY WARRANTY DEED**

FRANCES M.A. GEARHARD, **GRANTOR**, conveys and warrants to FRANCES M.A. GEARHARD and THERESA L. ROSS, TRUSTEES, FRANCES M.A. GEARHARD TRUST dated March 12<sup>th</sup>, 2015, **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 12<sup>th</sup> day of March, 2015.

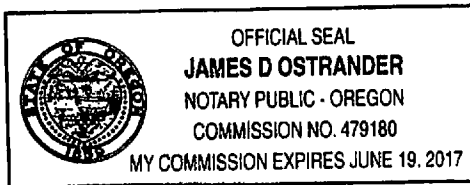
Frances M.A. Gearhard  
FRANCES M.A. GEARHARD

**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 FRANCES M.A. GEARHARD personally appeared before me on this 12<sup>th</sup> day of March, 2015, and acknowledged the foregoing instrument to be her 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