

1st 2377567-MT



After recording return to:
Danielle R Story
23803 Malone Road
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Danielle R Story
23803 Malone Road
Merrill, OR 97633

File No.: 7021-2377567 (MT)
Date: January 21, 2015

2015-003096
Klamath County, Oregon
04/06/2015 12:27:39 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Claud Bradley Rodgers, Trustee and Barbara Jane Rodgers, Trustee of the Claud Bradley and Barbara Jane Rodgers Living Trust, dated March 17, 2005, Grantor, conveys and warrants to **Danielle R Story**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A tract of land situated in Sections 8 and 17, Township 41 South, Range 11 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the Southwest corner of said Section 8 bears S. 72°35'46" W. 1611.24 feet; thence S. 17°38'16" W. 166.76 feet; thence S. 15°56'41" W. 368.16 feet; thence S. 88°14'10" W. 64.62 feet; thence N. 07°22'56" W. 20.00 feet; thence N. 88°23'22" W. 140 feet, more or less, to the mean high water line of Lost River; thence Northerly, along said mean high water line, 500 feet, more or less, to a point that bears S. 87°56'26" W. 334 feet from the point of beginning, containing 2.6 acres, more or less, and with bearings based on a solar observation.

Also described as Parcel 1 of Major Land Partition 13-89, situated in Sections 8, 9, 16, 8, 17, Township 41 South, Range 11, E.W.M., Klamath County, Oregon.

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 **\$264,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 17 day of MARCH, 2015.

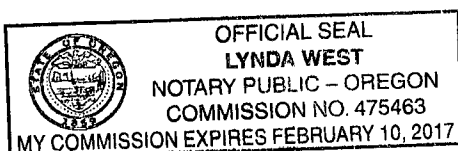
Claud Bradley Rodgers, Trustee and Barbara
Jane Rodgers, Trustee of the Claud Bradley
and Barbara Jane Rodgers Living Trust

Claud Bradley Rodgers, Trustee
Claud Bradley Rodgers, Trustee

Barbara Jane Rodgers, Trustee
Barbara Jane Rodgers, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of MARCH, 2015
by as of Claud Bradley Rodgers, Trustee and Barbara Jane Rodgers, Trustee of the Claud Bradley and
Barbara Jane Rodgers Living Trust, on behalf of the .



Lynda West
Notary Public for Oregon

My commission expires: 2-10-17