

1st 2409245 -ALF



After recording return to:
Daniel Justman and Elizabeth
Justman
6939 Henley Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel Justman and Elizabeth Justman
6939 Henley Rd
Klamath Falls, OR 97603

File No.: 7021-2409245 (ALF)
Date: March 13, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

2015-003767
Klamath County, Oregon
04/22/2015 01:30:30 PM
Fee: \$52.00

STATUTORY WARRANTY DEED

Phil Fulbright and Carol Fulbright, husband and wife, Grantor, conveys and warrants to **Daniel Justman and Elizabeth Justman, 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 **\$235,000.00**. (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 21 day of April, 2015.

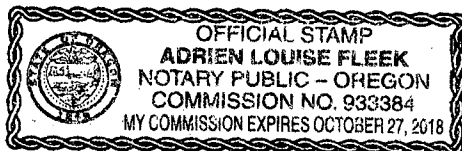
Phil Fulbright
Phil Fulbright

Carol Fulbright
Carol Fulbright

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of April, 2015
by **Phil Fulbright and Carol Fulbright**.

Adrien Fleeck



Notary Public for Oregon
My commission expires:

10-27-18

EXHIBIT A

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

That portion of the N 1/2 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North line of said Section 25, 774.9 feet East from the North quarter corner thereof; thence East along the North section line to the right of way line of the U. S. Canal; thence Southeast along said right of way to a point which is 560 feet Northwest along said right of way from the intersection of said right of way with the North line of the County Road; thence South 89°33' West 1040.8 feet; thence South 0°27' East 552.6 feet, more or less, to a point on the North line of the County Road; thence South 89°33' West along the North line of said County Road 60 feet; thence North 0°27' West to the place of beginning.

EXCEPTING THEREFROM a parcel of land situate in the N 1/2 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0°27' East to a point on the North line of the County Road; thence North 89°33' East along the North line of the County Road 60 feet to a point; thence North 0°27' West to a point on the North line of said Section 25; thence West along the North line of Section 25 a distance of 60 feet; more or less, to the point of beginning.

TOGETHER WITH an Easement for ingress and egress as described in Grant of Easement, recorded February 14, 1967 in Volume M81 Page 3004, records of Klamath County, Oregon.