

After Recording Return To:
Wilma Anne Minor
6543 Onyx Ave
Klamath Falls, OR 97603

Send Tax Statements To:
Same as above

Order No.

Escrow No.
5511000346

Loan No.

WHEN RECORDED MAIL TO GRANTEE:

2557948
State of Oregon
APN: R28605 and R428807

Old Republic Title Company - 5511000346

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Bren Robert Raffaely and Catherine Raffaely, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wilma Anne Minor, an unmarried woman, Hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

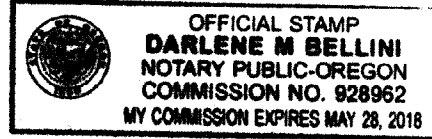
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that the grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 229,950.00. In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 28 day of March, 2015; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ors 30.930.

Dated: 3/28/15

Bren Robert Raffaely
Catherine Raffaely



STATE OF OREGON
COUNTY OF KLAMATH SS.

On 28th March 2015 before me, DARLENE M BELLINI a notary public, personally appeared, Bren Robert Raffaely and Catherine Raffaely, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] My Commission Expires: May 28, 2018

CARTUS File No. 2557948

Property Address: 6161 Wocus Road, KLAMATH FALLS, OR 97601

EXHIBIT "A"

PARCEL 1

A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarter line a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence West 322.15 feet to a 5/8" iron pin which is also the Easterly right of way of Old U.S. Highway 97; thence North 13 degrees 30' West 133.69 feet along Easterly right of way of Old U.S. Highway 97 to a 5/8" iron pin; thence East 353.36 feet to a 5/8" iron pin; thence South 130.00 feet to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 2

A parcel of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies North along the quarter line a distance of 156.43 feet from the Northeast corner of said SE1/4 NW1/4 of Section 7; thence North 130 feet to a 5/8" iron pin denoting the true point of beginning; thence North 10.00 feet; thence West 334.44 feet to the Easterly right of way of Old U.S. Highway 97; thence South 13 degrees 30' East a distance of 10.28 feet to a 5/8" iron pin; thence East 333.56 feet to the point of beginning; all in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of said NE1/4 NW1/4 from which the Southeast corner of said NE1/4 NW1/4 lies Southerly 524.71 feet; thence South 89° 56' 41" West, 406.94 feet to a 5/8 inch iron pin on the East line of Wocus Road; thence South 12° 49' 18" East on the East line of said Wocus Road, 234.36 feet to a 5/8 inch iron pin; thence North 89° 56' 41" East, 355.45 feet to a 5/8 inch iron pin on the East line of said NE1/4 NW1/4; thence North 00° 07' 47" West, 228.56 feet to the point of beginning.