



2015-007066
Klamath County, Oregon
06/30/2015 02:25:06 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Pensco Trust Company Custodian FBO Jeffrey Reiner
IRA and Pensco Trust Company Custodian FBO
Jeffrey M. Reiner Roth

PO Box 173859

Denver, CO 80217

Until a change is requested all tax statements
shall be sent to the following address:

Pensco Trust Company Custodian FBO Jeffrey Reiner
IRA and Pensco Trust Company Custodian FBO
Jeffrey M. Reiner Roth

PO Box 173859

Denver, CO 80217

File No. 43944AM

STATUTORY WARRANTY DEED

David M. Cowan and Theresa E. Cowan, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Pensco Trust Company Custodian FBO Jeffrey Reiner IRA, as to an undivided 50% interest and Pensco Trust Company Custodian FBO Jeffrey M. Reiner ROTH, as to an undivided 50% interest ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The true and actual consideration for this conveyance is **\$36,665.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

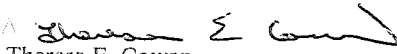
52AMT

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 6 day of May, 2015.



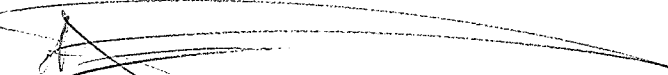
David M. Cowan


Theresa E. Cowan

State of Washington } ss
County of Thurston }

On this 6th day of May, 2015, before me, Aron J Dowell a Notary Public in and for said state, personally appeared David M. Cowan and Theresa E. Cowan, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Washington
Residing at 555 Taylor Rd, Tumwater WA 98512
Commission Expires: 10-25-2018

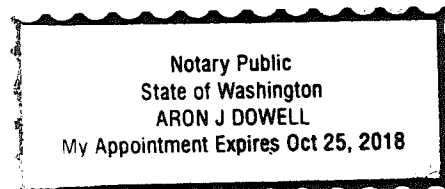


EXHIBIT "A"

Parcel 1:

A tract of land situated in the West 1/2 of the SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin in the Southwesterly boundary of the Klamath Falls-Lakeview Highway from which the one-quarter corner of the Southerly boundary of Section 34 bears South 0°45' 1/2" East 2146.0 feet; thence South 20°06' East along said Southwesterly boundary of said Highway 788.7 feet to the true point of beginning; thence South 20°06' East 140 feet; thence South 79°34' West 78 feet; thence North 16°15 1/2' West 40 feet; thence South 79°34' West 222 feet to the North-South centerline of said Section 34; thence North 0°45 1/2' West along the said centerline 100 feet; thence North 79°34' East 265.5 feet to the true point of beginning.

EXCEPTING FROM THE ABOVE, beginning at an iron pin in the Southwesterly boundary of the Klamath Falls-Lakeview Highway from which the one-quarter corner of the Southerly boundary of Section 34 bears South 0°45' 1/2" East 2146.0 feet; thence South 20°06' East along said Southwesterly boundary of said Highway 788.7 feet to the true point of beginning; thence South 20°06' East 79.7 feet; thence South 79°34' West 125.0 feet; thence North 20°06' West 79.7 feet; thence North 79°34' East 125.0 feet to the true point of beginning.

Parcel 2:

Commencing at an iron pipe in the Southwesterly boundary of the Klamath Falls-Lakeview Highway (No. 66) from which the quarter section corner on the Southerly boundary of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, bears South 0°45 1/2' East 2146.0 feet distant and running thence South 20°06' East along the said Southwesterly boundary of the Klamath Falls-Lakeview Highway (No. 66) 888.7 feet to the true point of beginning of said description; thence South 79°34' West 78.0 feet; thence South 16°15 1/2' East 137.6 feet; thence North 82°1' East 88.5 feet, more or less, to the Southwesterly boundary of Klamath Falls-Lakeview Highway (No. 66); thence North 20°06' West 143 feet, more or less, to the point of beginning and being situated in the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom the Northwesterly 40 feet thereof, reserved for a roadway as set forth in Book 197, at page 255, Deed Records of Klamath County, Oregon.