



2015-007077
Klamath County, Oregon
06/30/2015 02:49:36 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeff M. Reiner

PO Box 816

Banning, CA 92220

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

Jeff M. Reiner

PO Box 816

Banning, CA 92220

File No. 43962AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Jeff M. Reiner ,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$88,335.00.**

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:

57AMT

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 22 day of June 2015

David M. Cowan




Theresa E. Cowan



State of Washington : ss
County of Thurston }

On this 22nd day of June, 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: Tumwater, WA
Commission Expires: 10/25/2018

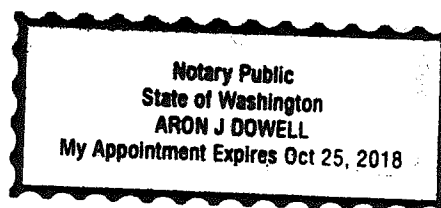


EXHIBIT "A"

43962AM

Parcel 1:

A tract of land situated in the W1/2 of the SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

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.

Together with an easement for ingress and egress over the following described parcel: A tract of land situated in the W1/2 of the SE1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; beginning at an iron pin in the Southwesterly boundary of the Klamath Falls-Lakeview Highway from which the 1/4 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 868.4 feet to the true point of beginning; thence South 20°06' East 20.3 feet; thence South 79°34' West 125.0 feet; thence North 20°06' West 20.3 feet; thence North 79°34' East 125 feet to the true point of beginning.

Parcel 2:

Beginning at a point on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, which point is North 0°45 1/2' West 2146 feet from the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence South 0°45 1/2' East 888.7 feet to the true point of beginning of this description; thence South 0°45 1/2' East 182.3 feet; thence North 82°01' East 356.0 feet to the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North 20°06' West along said Highway 54.74 feet; thence South 82°01' West 88.5 feet; thence North 16°15 1/2' West 137.6 feet; thence South 79°34' West 222.0 feet, more or less, to the point of beginning.

Parcel 3:

A tract of land being situate in the SE1/4 of the SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point 1,100 feet North of the Southeast corner of the Southwest Quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence North 208 feet; thence West 208 feet; thence South 208 feet; thence East 208 feet to the point of beginning.