



2015-007819  
Klamath County, Oregon  
07/17/2015 01:33:32 PM  
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rodney Lynn Osborn and Lisa Renee Osborn

1111 Bronco Lane

Chiloquin, OR 97624

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

Rodney Lynn Osborn and Lisa Renee Osborn

1111 Bronco Lane

Chiloquin, OR 97624

File No. 49497AM

### STATUTORY WARRANTY DEED

John M. Davis, as Trustee of the John M. Davis Trust Agreement dated May 12, 2000,

Grantor(s), hereby convey and warrant to

Rodney Lynn Osborn and Lisa Renee Osborn, as Tenants by the Entirety,

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"

The true and actual consideration for this conveyance is **\$269,000.00**.

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

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.

John M. Davis Trust Agreement dated May 12, 2000

  
John M. Davis, Trustee

JOHN M. DAVIS

Amel.

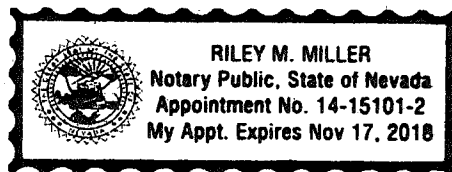
Dated this 9 day of July 15<sup>th</sup>, \_\_\_\_\_.

State of Nevada } ss  
County of Washoe }

On this 9 day of July, 2015, before me, Riley M. Miller \*\*\* a Notary Public in and for said state, personally appeared John M. Davis, as Trustee of the John M. Davis Trust Agreement dated May 12, 2000, 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.

Riley M. Miller  
Notary Public for the State of Nevada  
Residing at: Sparks, NV  
Commission Expires: Nov. 17, 2018



## EXHIBIT "A"

49497AM

A parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin with an aluminum cap marking the Southeast corner of Government Lot 1 of said Section 15; thence South 89 degrees 53' 17" West, 390.56 feet to a 5/8 inch iron pin marking the Southwest corner of Block 5 of Woodland Park Subdivision; thence South 580.00 feet; thence West, 452.00 feet to a point on the Easterly bank of the Williamson River; thence Southerly along the mean high water line of said river the meander line of which is as follows: South 13 degrees 34' 37" East, 134.06 feet; South 34 degrees 35' 28" East, 143.75 feet; South 51 degrees 23' 44" East, 208.34 feet to a 3/4 inch iron pin marking the Northwest corner of that certain parcel of land described in Klamath County Deed Records Volume M-75 at page 437; thence leaving said river high water line along the Northerly line of that certain parcel described in the aforementioned document the following courses and distances: North 66 degrees, 00' 00" East, 300.00 feet to a 3/4 inch iron pin; thence South 35 degrees 47' 12" East, 73.00 feet to a 3/4 inch iron pin; thence North 66 degrees 58' 10" East, 228.00 feet to a 3/4 inch iron pin; thence South 02 degrees 34' 55" East, 170.02 feet to a 5/8 inch iron pin in the center of an existing dirt road, said point being on the Easterly line of that certain parcel described in Deed Book M-75 at page 437, Klamath County Deed Records; thence Easterly along said road centerline the following courses: along the arc of a 333.03 feet radius curve to the left (delta - 21 degrees 03' 46" long chord - North 64 degrees 51' 59" East, 121.74 feet) 122.43 feet; North 54 degrees 20' 06" East, 422.43 feet; North 60 degrees 34' 09" East, 72.55 feet; thence leaving said road centerline North, 648.53 feet to a point on the Southerly boundary of Woodland Park Subdivision; thence South 89 degrees 25' 20" West along said Southerly boundary 484.01 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 iron pin with an aluminium cap marking the Southeast corner of Government Lot 1 of said Section 15; thence South 89 degrees 53' 17" West, 390.56 feet to a 5/8 inch iron pin marking the Southwest corner of Block

5 of Woodland Park Subdivision; thence South, 580.00 feet; thence East, 420.56 feet to a 5/8 inch iron pin; thence North 581.07 feet to a 5/8 inch pin on the Southerly Boundary of Woodland Park; thence South 89 degrees 25' 20" West, 30.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 iron pin with an aluminium cap marking the Southeast corner of Government Lot 1 of said Section 15; thence North 89 degrees 25' 20" East to a 5/8 inch iron pin, said pin being the True Point of Beginning; thence North 89 degrees 25' 20" East 454.01 feet to a point; thence South, 585.65 feet to a 5/8 inch iron pin; thence West, 453.99 feet to a 5/8 inch iron pin; thence North, 581.07 feet to the True Point of Beginning.