



2015-009139
Klamath County, Oregon
08/17/2015 01:50:09 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Melvin L. Stewart
5627 North Hills Dr.
Klamath Falls, OR 97603

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

Melvin L. Stewart
5627 North Hills Dr.
Klamath Falls, OR 97603
File No. 54017AM

STATUTORY WARRANTY DEED

Penny Dowling, Trustee of the Survivor's Trust, also known as the Survivor's Trust of the Hale and Nola Yeary Revocable Trust Agreement dated May 26, 1995, as Amended and Restated on September 18, 1997,

Grantor(s), hereby convey and warrant to

Melvin L. Stewart,

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 property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$60,000.00**.

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.

Dated this 14th day of August, 2015.

The Survivor's Trust, also known as the Survivor's Trust of the Hale and Nola Yeary Revocable Trust Agreement dated May 26, 1995, as Amended and Restated on September 18, 1997

By: Penny Dowling Trustee

Penny Dowling, Trustee

State of California } ss
County of San Diego }

On this 14th day of August, 2015, before me, Jason Boughner a Notary Public in and for said state, personally appeared Penny Dowling, Trustee of the Survivors Trust, also known as the Survivor's Trust of the Hale and Nola Yeary Revocable Trust Agreement dated May 26, 1995, as Amended and Restated on September 18, 1997, 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 California
Residing at: 7918 El Cajon Blvd Suite N
Commission Expires: 06/16/2017

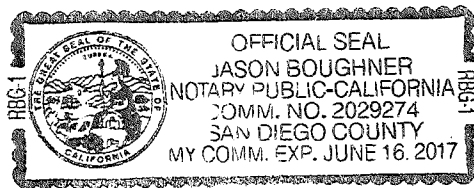


EXHIBIT "A"

54017AM

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SW1/4SE1/4 said point being South 00°47'35" East 215.41 feet from the Northeast corner of said SW1/4SE1/4, thence S 00°47'35" E 350.00 feet to the North line of the O.C.&E. Railroad right of way; thence S 81°36'00" W along said North line a distance of 1018.44 feet to the intersection of the South extension of the East line of a parcel of land conveyed to Matt H. Obenchain and wife by Deed recorded August 17, 1965, in Volume M65, page 964; thence North along said South extension and the East line of said Obenchain parcel and the North extension of said East line, a distance of 420.00 feet; thence N 85°30'34" E 1005.76 feet to the point of beginning, containing 8.89 acres more or less.

TOGETHER WITH a 30 foot easement for ingress and egress over and across the following described parcel of land:

Beginning at a point on the North line of the O.C.&E. Railroad right of way, said point being the intersection of said North right of way and the South extension of the East line of the Obenchain parcel; thence North 420.00 feet; thence N 85°30'34" E 30.09 feet; thence South 417.88 feet to the North line of the O.C.&E. Railroad right-of-way; thence S 81°36'00" W 30.32 feet to the point of beginning.

ALSO a 12 foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada Corporation to Herman F. Romtvedt, dated January 29, 1976, recorded February 27, 1981 in Volume M81 page 3433, Deed records of Klamath County, Oregon.