



2015-009202
Klamath County, Oregon
08/18/2015 11:46:35 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Phyllis Claridge Shidler Living Trust

2137 Orindale Road

Klamath Falls, OR 97601

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

Phyllis Claridge Shidler Living Trust

2137 Orindale Road

Klamath Falls, OR 97601

File No. 48301AM

STATUTORY WARRANTY DEED

Sarah L. Taylor,

Grantor(s), hereby convey and warrant to

Phyllis Claridge Shidler, Trustee of the Phyllis Claridge Shidler Living Trust , under agreement dated August 29, 2012,

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 hereto

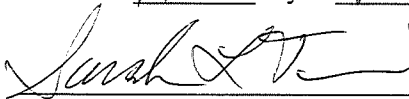
The true and actual consideration for this conveyance is **\$200,000.00.**

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.

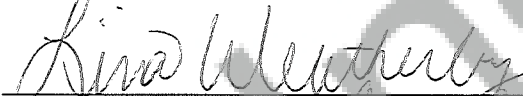
Dated this 14th day of August, 2015.


Sarah L. Taylor

State of Oregon } ss
County of Klamath }

On this 14 day of August, 2015, before me, Lisa Weatherby a Notary Public in and for said state, personally appeared Sarah L. Taylor, 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 Oregon
Residing at: Klamath
Commission Expires: 11/20/2015

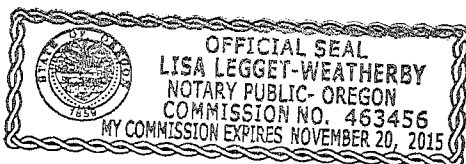


EXHIBIT "A"

A parcel of land situated N 1/2 of NE 1/4 of SE 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" rebar which is Northwest corner of N 1/2 of NE 1/4 of SE 1/4 also on East right of way of Orindale Road; thence South 89°41'23" East a distance of 822.55 feet to 5/8" rebar and also the true point of beginning; thence South 89°41'23" East to the Southwesterly right of way to Highway 140; thence Southeast along the said right of way to East line of Section 1; thence South 0°18'23" East along East line of said Section 1 to Southeast corner of N 1/2 of NE 1/4 of SE 1/4 of Section 1; thence North 89°37'11" West 512.70 feet along Southern line of N 1/2 of NE 1/4 of SE 1/4 of Section 1 to a point; thence North 00°14'00" West a distance of 661.55 feet to the true point of beginning.

TOGETHER WITH a 20 foot wide road easement to above parcel described as follows:

Beginning at a 5/8" rebar the Southwest corner of N 1/2 of NE 1/4 of SE 1/4 Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°37'11" East a distance of 40.00 feet to 5/8" rebar, also the South line of said parcel; thence North 68°12'49" East a distance of 846.25 feet to West line of above described parcel. ALSO this is the Southerly right of way line to 20 foot road easement; thence North 0°14' West 21.5 feet along said East line of above parcel; thence South 68°12'49" West a distance of 846.25 feet to a point; thence North 89°37'11" West a distance of 40 feet to a point which is on the East right of way of Orindale Road; thence South 00°08' East a distance of 20 feet to the true point of beginning.