

1st. 2470154-MT



After recording return to:
Robert J Fenner and Samantha V
Fenner
3610 Small Ct
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Robert J Fenner and Samantha V
Fenner
3610 Small Ct
Klamath Falls, OR 97603

File No.: 7021-2470154 (MT)
Date: July 09, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bryan J. Stuart, Trustee of the Bryan Stuart Trust, Grantor, conveys and warrants to **Robert J Fenner and Samantha V Fenner, husband and wife and John E Downey and Monica L Downey, husband and wife, all not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2015-2016** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 00°06'00" East 491.28 feet and South 89°08'00" East (South 89°18' East by Deed Volume M76 Page 4147, recorded in Klamath County, Oregon), 250.00 feet from the CW 1/16 corner (Southwest corner of said SE1/4 NW1/4) of said Section 9; thence North 00°52'00" East 200.95 feet; thence South 89°13'00" East 242.79 feet to a curve to the left (radius point bears South 58°00'38" East 230.00 feet); thence along the arc of said curve (central angle is 31°07'22") 122.22 feet; thence South 00°52'00" West 85.00 feet; thence North 89°08'00" West 210.40 feet to the point of beginning.

Unofficial Copy