

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.

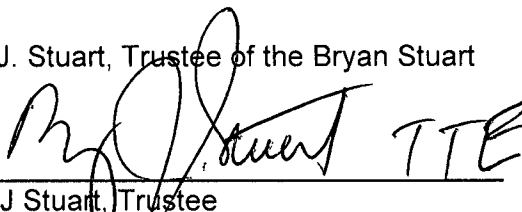
The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 17 day of August, 2015.

Bryan J. Stuart, Trustee of the Bryan Stuart Trust

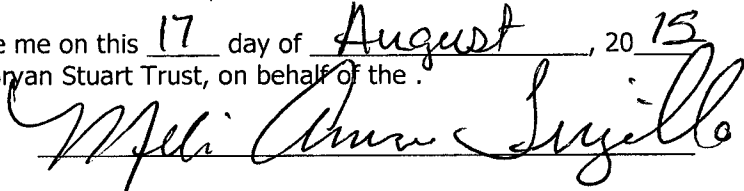
 TTE
Bryan J Stuart, Trustee

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 17 day of August, 2015
by as of Bryan J. Stuart, Trustee of the Bryan Stuart Trust, on behalf of the .



Notary Public for Oregon

My commission expires: 11-17-2017



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.