



**2015-009663**  
**Klamath County, Oregon**  
08/31/2015 11:00:20 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Rawson and Andrea Rawson

2345 James Martin Court

Klamath Falls, OR 97601

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

Michael Rawson and Andrea Rawson

2345 James Martin Court

Klamath Falls, OR 97601

File No. 50632AM

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### STATUTORY WARRANTY DEED

**William R. Wohrman and Janice C. Wohrman, Trustees of the Wohrman Family Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Michael Rawson and Andrea Rawson, 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:

**Please see attached Exhibit "A"**

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 27 day of 8, 15.

Wohrman Family Revocable Living Trust

By: [Signature] TRUSTEE

William R. Wohrman, Trustee

By: [Signature] TRUSTEE

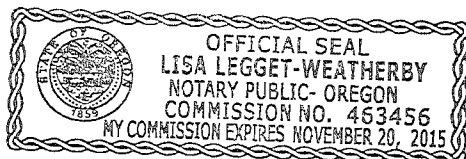
Janice C. Wohrman, trustee

State of Oregon  
County of Klamath

On this 27 day of August, 2015, personally appeared before me the above named William R. Wohrman and Janice C. Wohrman, Trustees of the Wohrman Family Revocable Living Trust, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

[Signature]  
Notary Public for Oregon  
My Commission expires: 11/20/2015



## EXHIBIT "A"

### Parcel 1:

Lot 7, Tract No. 1327, OLD FORT ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all that portion described as follows:

Beginning at the most Northerly corner common to Lots 6 and 7, OLD FORT ESTATES TRACT NO. 1327, situated in the SW1/4SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies on the South R/W boundary of Old Fort Road; thence along the Southwest boundary of Lot 7 South 42°22'20" East 64.15 feet to a point; thence North 36°53'43" West 64.54 feet to a point on the South right-of-way boundary of Old Fort Road and for which a 5/8" iron reference rod bears South 36°53'43" East 0.47 feet; thence along said right-of-way boundary South 47°37'47" West 6.16 feet to the point of beginning.

### Parcel 2:

Beginning at the most easterly corner common to Lots 6 and 7, OLD FORT ESTATES TRACT NO. 1327, situated in the SW1/4SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies on the North R/W boundary of James Martin Court; thence along the Northeast boundary of Lot 6 North 42°22'20" West 35.24 feet to a point; thence South 36°53'43" East 4.50 feet to a 5/8" iron rod; thence South 39°07'31" East 31.00 feet to a 5/8" iron rod on the right-of-way boundary of James Martin Court; thence along said right-of-way boundary on a 50 foot radius curve to the left with a chord bearing North 45°40'50" West 2.19 feet to the point of beginning.