

2015-009921

Klamath County, Oregon

09/08/2015 10:50:13 AM

Fee: \$52.00

187 2507409-MT



After recording return to:
Darlene Pacioni
39310 Chiloquin Ridge Rd
Chiloquin, OR 97624

Until a change is requested all tax
statements shall be sent to the
following address:
Darlene Pacioni
39310 Chiloquin Ridge Rd
Chiloquin, OR 97624

File No.: 7021-2507409 (MT)
Date: August 14, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bradley Allen Milne as Trustee of the Richfield Industrial Park Irrevocable Trust, dated February 25, 2008, Grantor, conveys and warrants to **Darlene Pacioni**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A parcel of land located in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap monument marking the Southeast corner of the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian; thence North 00°47'32" East 350.00 feet along the Easterly line of said SW1/4 NE1/4; thence South 89°04'10" West 97.47 feet to the True Point of Beginning for this parcel, said point being on the Westerly right-of-way line of Chiloquin Ridge Road; thence, along said right-of-way line, South 00°02'14" East 0.58 feet; thence 300.12 feet along the arc of a 1382.39 foot radius curve to the right, the long chord of which bears South 06°10'58" West 299.53 feet; thence leaving said right-of-way, North 88°07'42" West 272.55 feet; thence North 00°42'21" West 284.48 feet; thence North 89°04'10" East 308.21 feet to the True Point of Beginning; being subject to a 15.00 foot wide road easement along the Southerly 15.00 feet of the above described parcel.

Also described as Parcel No. 2 of Minor Partition No. 25-89 being situate in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the office of the Klamath County Surveyor on October 13, 1989.

Consideration \$32,500.00

F.
57.00

APN: **R11882**

Statutory Warranty Deed
- continued

File No.: **7021-2507409 (MT)**

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 **\$32,500.00**. (Here comply with requirements of ORS 93.030)

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 02 day of Sept, 2015.

Bradley Allen Milne as Trustee of the
Richfield Industrial Park Irrevocable Trust

Bradley Allen Milne
Bradley Allen Milne, Trustee

STATE OF WASHINGTON)
)ss.
County of Thurston)

This instrument was acknowledged before me on this 3rd day of September, 2015
by Bradley Allen Milne as Trustee of Richfield Industrial Park Irrevocable Trust, on behalf of the Trust.



Notary Public for WASHINGTON STATE
My commission expires: Nov 1 / 2018