



2015-010104
Klamath County, Oregon
09/11/2015 12:18:59 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Steve and JoAnne Carson Trust
13967 Hill Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Steve and JoAnne Carson Trust
13967 Hill Rd
Klamath Falls, OR 97603
File No. 63292AM

STATUTORY WARRANTY DEED

Betty DeShon,

Grantor(s), hereby convey and warrant to
Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uda January 7, 2005 and their successor in Trust ,

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:

**A tract of land situated in the SE1/4 of SE1/4 of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:
Beginning at a 1/2 inch iron pin South 0°30' East 1341.15 feet and South 89°59'30" West 660.00 feet from a 1/2 inch iron pipe found in a mound of rocks for East quarter corner of Section 8; thence South 0°30' East 670.76 feet to a 1/2 inch iron pin; thence South 89°58'30" West 330 feet to an iron pin; thence North 0°30' West 670.85 feet to a 1/2 inch iron pin; thence North 89°59'30" East 330 feet to the point of beginning.
TOGETHER with a 60" wide road easement as shown on Survey No. 1580 filed in the County Engineer's Office and further described in Deed Granting Easement recorded in Volume M72, page 7042 on June 28, 1972.**

The true and actual consideration for this conveyance is **\$270,000.00.**

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 11 day of September, 2015

Betty DeShon
Betty Deshon

State of Oregon } ss
County of Klamath }

On this 11 day of September, 2015, before me, Lisa Weatherby a Notary Public in and for said state, personally appeared Betty DeShon, 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.

Lisa Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 11/20/2015

