



2015-010983
Klamath County, Oregon
10/06/2015 09:53:35 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ryan W. Meyer and Heidi L. Meyer

9205 Reeder Road

Klamath Falls, OR 97603

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

Ryan W. Meyer and Heidi L. Meyer

9205 Reeder Road

Klamath Falls, OR 97603

File No. 56368AM

STATUTORY WARRANTY DEED

Richard T. Reeves and Deborah L. Reeves,

Grantor(s), hereby convey and warrant to

Ryan W. Meyer and Heidi L. Meyer, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is **\$345,000.00.**

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 2nd day of October, 2015

Richard T. Reeves
Richard T. Reeves

Deborah L. Reeves
Deborah L. Reeves

State of Florida } ss
County of Hillsborough }

On this 2nd day of October, 2015, before me, Cherie J. Girard ~~is Deborah L. Reeves~~ a Notary Public in and for said state, personally appeared Richard T. Reeves and Deborah L. Reeves, 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.

Cherie J. Girard
Notary Public for the State of Florida
Residing at: Clearwater, FL
Commission Expires: 4-20-2017



CHERIE J. GIRARD
MY COMMISSION # EE 883226
EXPIRES: April 20, 2017
Bonded Thru Budget Notary Services

EXHIBIT "A"

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being land lying West and North of the U.S.R.S. Diversion Reservoir and channel, more particularly described as follows:

Beginning at a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which point is the intersection of said section line with the Northerly right of way line of the U.S.R.S. Lost River Diversion Channel, and which is 416.7 feet, more or less, North of the Southwest corner of said Section 29; thence North along said section line a distance of 400 feet, more or less, to a point in line with a fence running Northeasterly therefrom along and near the Northerly right of way line of the U.S.R.S. drainage ditch known as No. 17 Drain; thence North 63 degrees 02' East along said fence line a distance of 677.5 feet; thence South 33 degrees 28' East a distance of 655 feet, more or less, to the Northerly right of way of said Lost River Diversion Channel; thence Southwesterly, along said Diversion Channel right-of- way line to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point being the intersection of the West section line of said Section 29, and the Northerly right-of-way line of the U.S.R.S. Lost River Diversion Channel, from which the Section corner common to Sections 29, 30, 31 and 32, said Township and Range bears South 00 degrees 18' 51" West, 439.47 feet; thence North 00 degrees 18' 51" East, 280.41 feet along said Section line; thence North 83 degrees 12' 40" East, 30.19 feet to a 1/2" iron rod; thence North 83 degrees 12' 40" East, 408.32 feet to a 1/2" iron rod; thence South 05 degrees 23' 49" East, 212.34 feet to a 1/2" iron rod, said point being on the Northerly right of way line to said diversion channel; thence along the arc of a curve to the left 111.01 feet, (central angle 3 degrees 44' 11", radius 1702.3 feet, chord bears South 76 degrees 36' 57", 110.99 feet), being also along the Northerly right-of-way of said diversion channel, to a 1/2" iron rod; thence South 74 degrees 44' 51" West, 330.66 feet to a 1/2" iron rod, also being along said right-of-way; thence South 74 degrees 44' 51" West, 31.05 feet along said right-of-way to the point of beginning.