



2015-011947
Klamath County, Oregon
10/30/2015 11:52:59 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Grace A. Caldwell and Terry A. Haney

5030 Reeder Rd.

Klamath Falls, OR 97603

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

Grace A. Caldwell and Terry A. Haney

5030 Reeder Rd.

Klamath Falls, OR 97603

File No. 73120AM

STATUTORY WARRANTY DEED

Barron W. Knoll and Grant W. Knoll, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Grace A. Caldwell and Terry A. Haney, as Tenants in Common,

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

The true and actual consideration for this conveyance is **\$490,000.00.**

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:

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 30 day of Oct, 2015

Barron W. Knoll
Barron W. Knoll
Grant W. Knoll
Grant W. Knoll

State of Oregon } ss
County of Klamath }

On this 30 day of October, 2015, before me, Cherice F. Treasure, a Notary Public in and for said state, personally appeared Barron W. Knoll and Grant W. Knoll, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 2/17/2016

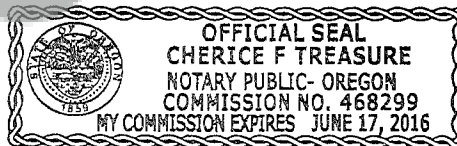


EXHIBIT "A"

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 7: That portion of the S1/2 SE1/4 lying South of the right of way of the O.C. & E. Railway Company, EXCEPTING THEREFROM the Westerly 767.8 feet of the SW1/4 SE1/4.

Section 17: That portion of the N1/2 NW1/4 lying South of the right of way of the O.C. & E. Railway.

Section 18: That portion of the NE1/4 NE1/4 lying Southwesterly of the right of way of the O.C. & E. Railway Company.

EXCEPTING THEREFROM

A tract of land situated in the NE1/4 NE1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16 corner on the North line of said Section 18, as established by recorded Survey No. 7111, as recorded in the office of the Klamath County Surveyor; thence South 00°03'09" West (S00°03'03" by Deed Volume M96, page 23275, as recorded in the office of the Klamath County Clerk) 1257.72 feet to the Southeast corner of said Deed Volume M96, page 23275; thence along the South line of Deed Volume M96, page 23275 extended Easterly N89°53'33" East 38.6 feet to the location of a previously existing fence as shown on said recorded Survey No. 7111; thence N00°22'36" East along said previously existing fence line location 1257.72 feet to a point on the North line of said NE1/4 NE1/4; thence South 89°53'33" West 38.4 feet to the point of beginning, with bearings based on said recorded Survey No. 7111.