

187 2560784-MS



After recording return to:  
Steven A Jewell  
P.O. Box 482  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Steven A Jewell  
P.O. Box 482  
Chiloquin, OR 97624

File No.: 7021-2560784 (MS)  
Date: November 30, 2015

**2015-013119**  
Klamath County, Oregon  
12/04/2015 12:50:49 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Kenneth S Mahan, as Successor Trustee of the Kenneth C Mahan Trust, dated September 3, 1988**, Grantor, conveys and warrants to **Steven A Jewell**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. 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 **\$175,000.00**. (Here comply with requirements of ORS 93.030)

F.  
57.00

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.

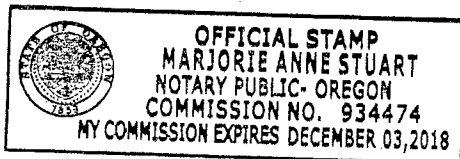
Dated this 4<sup>th</sup> day of December, 2015.

Kenneth S Mahan, as Successor Trustee of the  
Kenneth C Mahan Trust dated September 3, 1988

By [Signature], Successor Trustee  
Kenneth S Mahan, Successor Trustee

STATE OF OR )  
County of Clatsop ) ss.

This instrument was acknowledged before me on this 4<sup>th</sup> day of Dec, 2015  
by Kenneth S Mahan as Successor Trustee of the Kenneth C Mahan Trust, dated September 3, 1988, on  
behalf of the Trust.



Notary Public for OR  
My commission expires: 12/3/18

**EXHIBIT A**

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

**All that portion of Lot 11, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:**

**Beginning at a point 30 feet East of the Southwest corner of Lot 11 (being also 30 feet East of the Southwest corner of the Northeast corner of said Section); thence East along the South line of Lot 11 a distance of 1080.4 feet; thence North and parallel with the West line of Lot 11, a distance of 626.1 feet; thence West and parallel to the South line of said Lot 11, a distance of 1080.4 feet to a point 30 feet East of said Lot 11 (West line); thence South and parallel to West side of Lot 11, a distance of 626.1 feet to the point of beginning.**