



2016-000409
Klamath County, Oregon
01/15/2016 10:18:37 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lorinda E. Ekman

2391 Joe Wright Road

Klamath Falls, OR 97603

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

Lorinda E. Ekman

2391 Joe Wright Road

Klamath Falls, OR 97603

File No. 78758AM

STATUTORY WARRANTY DEED

Dean B. Warner and Kristine L. Warner, who acquired title as Kris L. Warner, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Lorinda E. Ekman ,

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

The true and actual consideration for this conveyance is \$180,000.00.

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:

Escrow No. 78758AM

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 12th day of JAN., 2016.

Dean B. Warner
Dean B. Warner

Kristine L. Warner
Kristine L. Warner

State of Oregon } ss
County of Klamath }

On this 12th day of JAN., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Dean B. Warner and Kristine L. Warner, 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.

Debbie Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co
Commission Expires: 9-8-17

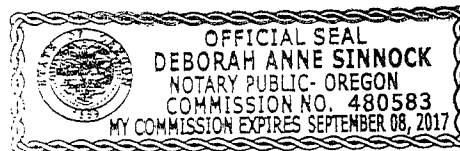


EXHIBIT "A"

Parcel 1:

A portion of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Commencing at an iron pin at the center line intersection of Washburn Way and Joe Wright Road; thence along the center-line of Joe Wright Road South $89^{\circ}43'$ West, 679.25 feet; thence North $3^{\circ}25'$ West, 30.04 feet to a $3/4"$ iron pipe for the true point of beginning; thence North $3^{\circ}25'$ West, 299.06 feet to a $3/4"$ iron pipe; thence North $89^{\circ}43'$ East, 100.00 feet to a $3/4"$ iron pipe; thence South $3^{\circ}25'$ East 299.06 feet to a $3/4"$ iron pipe on the North Boundary of Joe Wright Road; thence along said Road Boundary, South $89^{\circ}43'$ West, 100.00 feet to the true point of beginning.

Parcel 2:

The following described property situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Commencing at an iron pipe at the center line intersection of Joe Wright Road and Washburn Way; thence along the center line of Joe Wright Road South $89^{\circ}43'$ West, 579.25 feet; thence North $3^{\circ}25'$ West, 30.04 feet to a $3/4"$ iron pipe for the true point of beginning; thence North $3^{\circ}25'$ West 299.06 feet to a $3/4"$ iron pipe; thence North $89^{\circ}43'$ East, 73.00 feet to the East corner; thence South $3^{\circ}25'$ East, 299.06 feet to the North boundary of Joe Wright Road; thence along said road boundary, South $89^{\circ}43'$ West, 73.00 feet to the true point of beginning.

Parcel 3:

The following described property situated in Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Commencing at an iron pipe at the center line intersection of Joe Wright Road and Washburn Way; thence along the center line of Joe Wright Road South $89^{\circ}43'$ West 506.25 feet; thence North $3^{\circ}25'$ West, 30.04 feet to the true point of beginning, also being the Southeast corner of that certain Tract of land conveyed in Deed recorded in Volume M93, page 4005, Microfilm Records of Klamath County, Oregon; thence North $3^{\circ}25'$ West along said East line 299.06 feet; thence North $89^{\circ}43'$ East 30.00 feet to the Northeast corner of this description; thence South $3^{\circ}25'$ East, 299.06 feet to the North boundary of Joe Wright Road; thence along said road boundary, South $89^{\circ}43'$ West, 30.00 feet to the true point of beginning.