



2016-000664
Klamath County, Oregon
01/22/2016 01:45:05 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Johnny Jesse Trujillo Jr. and Stephanie Ansell- Trujillo
4492 Calle de Arroyo
San Jose CA 95118

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

Johnny Jesse Trujillo Jr. and Stephanie Ansell- Trujillo
4492 Calle de Arroyo
San Jose CA 95118
File No. 83197AM

STATUTORY WARRANTY DEED

James D. Shults and Marguerite McCoy, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Johnny Jesse Trujillo Jr. and Stephanie Ansell- Trujillo, Husband and wife

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

As set forth in Exhibit "A" attached hereto and made part hereof

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:


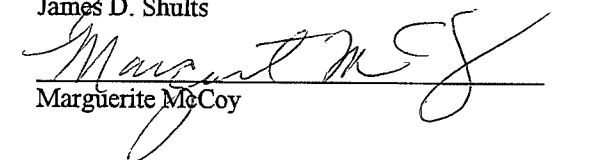
R-3610-014AC-00200-000
R-3610-014AC-00300-000
R-3610-01400-00200-000

The true and actual consideration for this conveyance is **\$115,000.00.**

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.

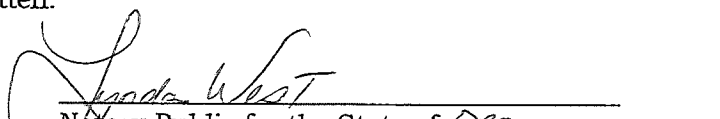
Dated this 21 day of JANUARY, 2016.


James D. Shults

Marguerite McCoy

State of OREGON } ss
County of KLAMATH }

On this 21 day of JANUARY, 2016, before me, LYNDA WEST, a Notary Public in and for said state, personally appeared James D. Shults and Marguerite McCoy, 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.


Notary Public for the State of OREGON
Residing at: KLAMATH
Commission Expires: 2-10-17

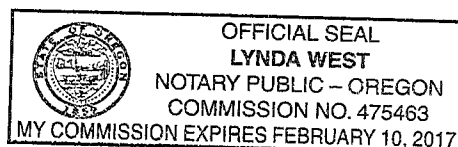


EXHIBIT "A"

PARCEL 1:

The W1/2 of Government Lots 2, 7 and 10 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2640 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence 60 feet East; thence 50 feet North; thence 60 feet West to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2700 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 50 feet; thence East 60 feet; thence North 50 feet; thence West 60 feet to the place of beginning.

ALSO EXCEPTING THEREFROM a parcel of land beginning at a point 1510 feet South and 2780 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence 120 feet East; thence 50 feet North; thence 120 feet West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County for Sprague River Highway by Deed recorded April 23, 1929 in Volume 85, page 618, Deed Records of Klamath County, Oregon.

PARCEL 2:

That portion of Government Lot 10 in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 1510 feet South and 2640 feet East of the Northwest corner of said Section 14; thence South 50 feet; thence East 60 feet; thence North 50 feet; thence West 60 feet to the point of beginning.