



2016-002175
Klamath County, Oregon
02/26/2016 01:22:54 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bill P. Lockhart

PO Box 338

Chiloquin, OR 97624

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

Bill P. Lockhart

PO Box 338

Chiloquin, OR 97624

File No. 83054AM

STATUTORY WARRANTY DEED

James W. Kincaid,

Grantor(s), hereby convey and warrant to

Bill P. Lockhart ,

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 Attached Exhibit 'A'

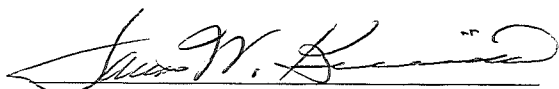
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$156,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

The true and actual consideration for this conveyance is **\$130,000.00**.

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 26TH day of FEB, 2016.


James W. Kincaid

State of Oregon } ss
County of Klamath }

On this 26 day of February, 2016, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared James W. Kincaid, 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: 6/17/2016

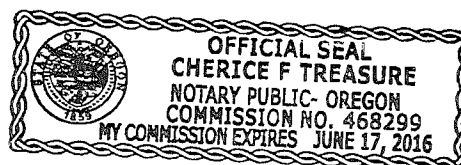


EXHIBIT 'A'

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a Brass cap monument marking the NW corner of the NE 1/4 of the NE 1/4 of said Section 35, thence North 88°56'56" East along the North line of said Section 35, 700.37 feet to a point that is located 700 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4, thence South 00°47'57" West parallel to the West line of said NE 1/4 of the NE 1/4 508.41 feet, more or less, to the Southerly right of way line of the Chiloquin-Sprague River Highway, and the True Point Of Beginning for this description, thence South 00°47'57" West parallel to the West line of the said NE 1/4 of the NE 1/4 373.57 feet to a 5/8 inch iron pin on the North bank of the Sprague River, thence continuing South 00°47'57" West parallel to the West line of the said NE 1/4 of the NE 1/4 91.00 feet more or less to the thread of the Sprague River, thence North 72°49'58" East along the thread of the Sprague River 231.28 feet to a point located 920 feet East, measured at right angles, from the West line of the said NE 1/4 of the NE 1/4, thence North 00°47'57" East parallel to the West line of the said NE 1/4 of the NE 1/4 83.00 feet to a 5/8 inch iron pin on the North bank of the Sprague River, thence continuing North 00°47'57" East parallel to the said West line of the NE 1/4 of the NE 1/4 380.86 feet more or less to the Southerly right of way line of the Chiloquin-Sprague River Highway, thence South 72°59'59" West along the Southerly Right of way line of said Chiloquin-Sprague River Highway 231.06 feet to the said true point of beginning. Bearings based on and refer to Record of Survey 4939.