



2016-003107
Klamath County, Oregon
03/24/2016 09:37:46 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Claude Parrish and Sara Lynn Parrish

PO Box 712

Merrill, OR 97633

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

John Claude Parrish and Sara Lynn Parrish

PO Box 712

Merrill, OR 97633

File No. 59212AM

STATUTORY WARRANTY DEED

Patricia Ruth Clark, Trustee of the Richard and Patricia Clark Living Trust dated January 26, 2011,

Grantor(s), hereby convey and warrant to

John Claude Parrish and Sara Lynn Parrish, as Tenants by the Entirety,

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"

The true and actual consideration for this conveyance is **\$288,000.00**.

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.

Dat

ed this 23rd day of march, 2016

Patricia Ruth Clark, Trustee of the Richard and Patricia Clark Living Trust dated January 26, 2011

By: Patricia Ruth Clark
Patricia Ruth Clark, Trustee

State of Oregon } ss
County of Klamath }

On this 23rd day of March, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Patricia Ruth Clark, Trustee of the Richard and Patricia Clark Living Trust dated January 26, 2011, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

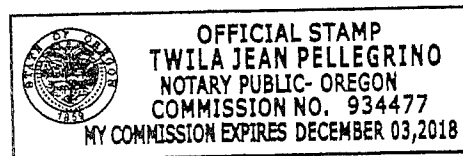


Exhibit "A"

Parcel 1:

SE1/4 NE1/4 of Section 23, Township 41 South, Range 12 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Also an easement over the NE1/4 of Section 23 lying South of the Alturas Highway, all in Township 41 South Range 12 East of the Willamette Meridian, more particularly described as follows: Beginning at the NE corner of the SE 1/4 of the NE 1/4 thence North to the Southerly right of way of the State Highway.

Parcel 2:

The following described real property in Klamath County, Oregon: That portion of the SW1/4 of the SE1/4 of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, lying South of the "D" Canal, EXCEPTING rights of way.

ALSO, Beginning at the quarter corner on Northerly side of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; thence South 5 chains; thence East 20 chains, more or less, to the Easterly line of the NW1/4 of the NE1/4 of said Section 23; thence North 5 chains, more or less, to the Northerly line of said Section; thence Westerly along the Northerly line of said Section 20 chains to place of beginning, being situated in NW1/4 of NE1/4 of Section 23, Township 41 South, Range 12 East of the Willamette Meridian, EXCEPT rights of way of record; and

Beginning at a point on the West line of the NW1/4 of the NE1/4 of Section 23, Township 41 South, Range 12 East of the Willamette Meridian; which is 5 chains South of the quarter corner on the North line of said Section 23; thence South along the said West line 10 chains, more or less, to the Southwest corner of the premises conveyed to the grantors herein by deed from W.C. Dalton Company, a co-partnership composed of W.C. Dalton and Elizabeth E. Dalton, and recorded January 17, 1942 in Deed Volume 144 at page 247, Records of Klamath County, Oregon; thence East along South line of said premises to the East line of the NW1/4 of the NE1/4 of said Section 23; thence North along said East line of said NW1/4 of NE1/4, 10 chains, more or less, to the Southeast corner of the premises conveyed to the grantors herein by deed from Nettie L. Spolik, Blanche Anne Dolifka and Arthur P. Dolifka, recorded June 15, 1945 in Deed Volume 177 at page 191, Records of Klamath County, Oregon; thence West to the point of beginning, and being a portion of the NW1/4 of the NE1/4 of Section 23, Township 41 South, Range 12 East of the Willamette Meridian.

EXCEPTING those portions deeded to the United States of America by deed recorded in Deed Volume 43 at page 557, and Deed Volume 49 at page 203, Records of Klamath County, Oregon.