



2016-003360
Klamath County, Oregon
03/31/2016 01:40:14 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James W Lomax and Anne T Perkins

1220 Deer Road

Fremont, CA 94536

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

James W Lomax and Anne T Perkins

1220 Deer Road

Fremont, CA 94536

File No. 90827AM

STATUTORY WARRANTY DEED

Melvin D. Ferguson, Successor Trustee of the B.Z. Agrons 2002 Revocable Trust UDA 12-20-02,

Grantor(s), hereby convey and warrant to

James W Lomax and Anne T Perkins, 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:

A parcel of land called 1A (See ROC #1010) located in the Northwest corner of the W1/2 of the NE1/4 SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point North 89°07' West 981.6 feet from the center 1/4 corner Section 9; thence South 0°16-1/2' West 447.86 feet to a point; thence North 89°20-1/2' West 327.88 feet to a 1/2 inch iron pin; thence North 0°21' East 449.17 feet to a 1/2 inch iron pin C.W. 1/16 corner; thence South 89°07' East 327.20 feet to point of beginning. (AP #3910-9C-1100)

TOGETHER WITH a tract of land situated in the NW1/4 SW1/4 of Section 9, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of that tract of land described in deed Volume M02 Page 72445 of the Klamath County Deed records, from which the C-W 1/16 corner of said Section 9 bears North 89°20'30" West 1.73 feet and North 00°21'00" East 449.17 feet; thence South 23.45 feet to a point on an existing fence line; thence, running generally along an existing fence line, North 85°27'36" East 103.64 feet, North 86°39'33" East 99.48 feet, North 85°22'07" East 51.20 feet, North 87°30'52" East 36.80 feet and North 65°28'13" East 0.90 feet to a point on the North line of said deed Volume M02 Page 72445; thence North 89°20'30" West 291.26 feet to the point of beginning, containing 3,284 square feet, more or less.

The true and actual consideration for this conveyance is **\$250,000.00.**

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 31st day of March, 2016

Bernard Z. Agrons 2002 Revocable Trust

By: Melvin D. Ferguson
Melvin D. Ferguson, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of March, 2016, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Melvin D. Ferguson known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the B.Z. Agrons 2002 Revocable Trust UDA 12-20-02, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

