



2016-004825
Klamath County, Oregon
05/11/2016 10:51:00 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler James West

13232 Hwy. 39

Klamath Falls, OR 97603

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

Tyler James West

13232 Hwy. 39

Klamath Falls, OR 97603

File No. 93802AM

STATUTORY WARRANTY DEED

Constance C. Driessen, Trustee or her Successor in trust under the Constance C. Driessen Revocable Living Trust, U.A.D. 4/9/2012 and any amendments thereto.

Grantor(s), hereby convey and warrant to

Tyler James West ,

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'

The true and actual consideration for this conveyance is **\$179,000.00.**

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 9 day of May, 2016.

Constance C. Driessen Revocable Living Trust under agreement dated April 9, 2012

By: Constance C. Driessen Trustee
Constance C. Driessen

State of Oregon } ss
County of Klamath }

On this 9 day of May, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Constance C. Driessen, Trustee, or her successor in trust under the Constance C. Driessen Revocable Living Trust U.A.D. 4/9-12, 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-2019

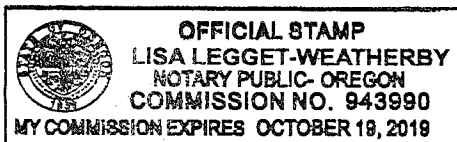


EXHIBIT 'A'

File No. 93802AM

PARCEL ONE:

A parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00°12'30" West a distance of 180.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00°12'30" West along the East line of said Section 12 a distance of 400.00 feet; thence South 89°47'30" West at right angles to the East line of said Section 12 a distance of 33.36 feet to a 5/8" x 30" iron pin with cap; thence continuing South 89°47'30" West a distance of 426.12 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern Pacific Railroad; thence South 33°29'00" East along said right of way line a distance of 478.07 feet to a 5/8" x 30" iron pin with cap; thence North 89°53'00" East at right angles to State Highway No. 30 (the highway is not parallel with the Section line) a distance of 163.18 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89°53'00" East a distance of 34.00 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway.

PARCEL TWO:

A parcel of land situated in the NE1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 12, said point being North 00°12'30" West a distance 580.00 feet from the 5/8" x 30" iron pin marking the East quarter corner of said Section 12; thence North 00°12'30" West along the East line of said Section 12, a distance of 243.00 feet; thence South 89°47'30" West at right angles to the East line of said Section 12 a distance of 32.98 feet to a 5/8"x30" iron pin with cap; thence continuing South 89°47'30" West a distance of 585.97 feet to a 5/8" x 30" iron pin with cap on the Northeasterly right of way line of the Southern

Pacific Railroad; thence South 33°29'00" East along said right of way line a distance of 290.65 feet to a 5/8" x 30" iron pin with cap; thence North 89°53'00" East at right angles to State Highway No. 39 (the highway is not parallel to the section line) a distance of 426.12 feet to a 5/8" x 30" iron pin with cap; thence continuing North 89°53'00" East a distance of 33.36 feet to the point of beginning.

LESS AND EXCEPT any portion lying within the Klamath Falls-Malin State Highway