



**2016-006772**  
**Klamath County, Oregon**  
06/28/2016 09:48:28 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erik Pedersen

4545 S Hwy 97

Klamath Falls, OR 97603

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

Erik Pedersen

4545 S Hwy 97

Klamath Falls, OR 97603

File No. 108843AM

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### STATUTORY WARRANTY DEED

**Gregory Dale Caughran and Barbara Jean Orcutt-Caughran, Trustees of the Gregory D. and Barbara J. Caughran Living Trust u/a/d May 28, 2015,**

Grantor(s), hereby convey and warrant to

**Erik Pedersen,**

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 **\$120,000.00.**

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 17 day of June, 2016

Gregory D. and Barbara J. Caughran Living Trust u/a/d May 28, 2015

By: *Gregory Dale Caughran*  
Gregory Dale Caughran, Trustee

By: *Barbara Jean Orcutt-Caughran*  
Barbara Jean Orcutt-Caughran, Trustee

State of Oregon } ss.  
County of Klamath }

On this 17 day of June, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Gregory Dale Caughran and Barbara Jean Orcutt-Caughran known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Caughran Living Trust u/a/d May 29, 2015, and acknowledged to me that they executed the same as Trustees.

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

*Jenny Annette Brazil*  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 12/3/2018

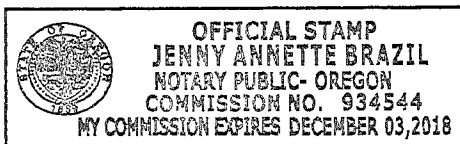


EXHIBIT 'A'

A tract of land located in the NW1/4 NE1/4 of Section 18, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW1/4 of NE1/4 of Section 18, thence Southerly along the Easterly boundary of said NW1/4 of NE1/4 of Section 18, 996.0 feet; thence Westerly at right angles to the said Easterly boundary of the said NW1/4 NE1/4 of Section 18, 105.3 feet to the Easterly boundary of the Weed-Klamath Falls Highway; thence Northerly along the said Easterly boundary of the Weed-Klamath Falls Highway approximately 1000 feet to the Northerly boundary of the said NW1/4 of NE1/4 of Section 18; thence Easterly along the Northerly boundary of the NW1/4 of NE1/4 of Section 18, 187.6 feet to the point of beginning.

EXCEPTING therefrom that portion deeded to the State of Oregon by and through its Department of Transportation Highway Division recorded March 10, 1992 in Volume M02, page 5032, Deed Records of Klamath County, Oregon.