



2016-009291
Klamath County, Oregon
08/31/2016 09:20:00 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Russell W. Long and Sara W. Long

5420 Wocus Road

Klamath Falls, OR 97601

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

Russell W. Long and Sara W. Long

5420 Wocus Road

Klamath Falls, OR 97601

File No. 114526AM

STATUTORY WARRANTY DEED

Kevin C. Johnston,

Grantor(s), hereby convey and warrant to

Russell W. Long and Sara W. Long, 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 Attached Exhibit 'A'

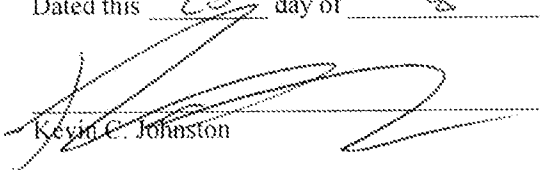
The true and actual consideration for this conveyance is **\$114,750.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

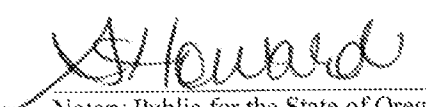
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29 day of Aug, 2016.


Kevin C. Johnston

State of Oregon } ss
County of Klamath }

On this 20 day of August, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Kevin C. Johnston, 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 Falls, Oregon
Commission Expires: 10-19-19

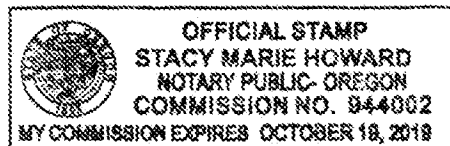


EXHIBIT 'A'

File No. 114526AM

A parcel of land in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center of said Section 7, thence North 89° 49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6° 02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89° 49' West, 486.54 feet; thence South 6° 02' West 90.0 feet; thence South 89° 49' East 486.54 feet to the West line of the said Highway; thence North 6° 02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6° 02' East from a point on the Section line between Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89° 49' West and the 1/4 section corner between Section 7 and 18; running thence North 89° 49' West 486.54 feet; thence North 6° 02' East 90.0 feet; thence South 89° 49' East 486.54 feet; thence South 6° 02' West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly Dalles-California Highway), said point being North 06° 02' 00" East 1626.81 feet from a point which is North 89° 41' 21" West, 770.34 feet from the 1/4 corner common to Sections 7 and 18 of said Township and Range; thence North 89° 49' 00" West 243.27 feet, along the South line of that property described in Klamath County Deed Records Volume M80, page 9997, to the true point of beginning of this description; thence North 89° 49' 00" West 243.27 feet; thence North 06° 02' 00" East 180.00 feet; thence South 89° 49' 00" East 243.27 feet; thence South 06° 02' 00" West 180.00 feet to the true point of beginning.

