



2016-009839
Klamath County, Oregon
09/16/2016 10:53:00 AM
Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Sharon Shaw and Victor Madrigal

PO Box 714

Klamath Falls, OR 97601

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

Sharon Shaw and Victor Madrigal

PO Box 714

Klamath Falls, OR 97601

File No. 114668AM

STATUTORY WARRANTY DEED

Richard Fairclo, Successor Trustee of the Ann S. Fairclo Trust dated May 19, 1995,

Grantor(s), hereby convey and warrant to

Sharon Shaw and Victor Madrigal , not as tenants in common, but with rights of survivorship,

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 **\$295,000.00**.

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:

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 15th day of September, 2016

The Ann S. Fairclo Trust dated May 19, 1995

By: [Signature]
Richard Fairclo, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 15 day of September, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Richard Fairclo, as Successor Trustee of the Ann S. Fairclo Trust dated May 19, 1995, 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 County, Oregon
Commission Expires: 12-3-2018

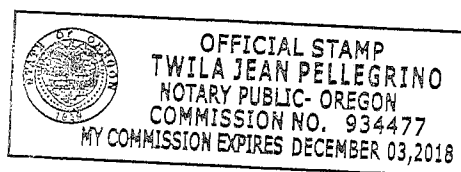


EXHIBIT 'A'

A tract of land in the SE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which lies Northeasterly from the Northeasterly right of way boundary of the C-G Cutoff and Northerly from the Northerly right of way boundary of the Lost River Diversion Canal, both of the U.S. Reclamation Service, Klamath Project, and that portion of the SW1/4 of Section 30, said Township and Range, lying Northeasterly from the Northeast right of way line of C-G Canal. Excepting therefrom the right of way of No. 17 Drain of the U.S. Reclamation Service, Klamath Project, where the same passes through said tract.

Also Excepting therefrom the following described property:

Beginning at the one-quarter corner common to Sections 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian; thence running West along the South line of the Northeast 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, 1595.2 feet; thence South 30 feet; thence East and parallel to the South line of said Northeast 1/4, 1343.2 feet; thence South 182 feet; thence East 252 feet; thence North 212 feet, more or less, to the point of beginning.

Also Excepting therefrom the following described property:

Commencing at the one-quarter corner common to Sections 29 and 30 of said Township; thence South 0°18'51" West along the East boundary of said Section 30, 883.90 feet; thence South 89°22'40" West 30.00 feet to a point on the West boundary of Reeder Road for the true point of beginning; thence South 88°52'20" West 2,152.85 feet to a point on the East boundary of the C-G Cutoff; thence South 36°18' East along the East boundary of the C-G Cutoff 952.10 feet to a 5/8 inch iron pin; thence North 47°50' East 510.67 feet to a 5/8 inch iron pin; thence North 82°28'30" East 1,072.00 feet to a 5/8 inch iron pin; thence South 34°30' East 37.23 feet to a 5/8 inch iron pin; thence North 89°42' East 124.45 feet to a 5/8 inch iron pin on the West boundary of Reeder Road; thence North 0°18'51" East along said road boundary 356.52 feet to the true point of beginning.

Also Excepting therefrom the following described property:

All that portion of the SE1/4 SE1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.R.S. C-G Canal.