

AmeriTitle
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RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

2016-010054

Klamath County, Oregon

09/22/2016 11:25:00 AM

Fee: \$57.00

GRANTOR'S NAME:

Kenneth W. Gustafson and Mary L. Gustafson

AFTER RECORDING RETURN TO:

Allen E. Belcher and Paula M. Belcher

SEND TAX STATEMENTS TO:

Allen E. Belcher and Paula M. Belcher

20940 Crescent Lake Highway, Crescent, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth W. Gustafson and Mary L. Gustafson, husband and wife, Grantor, conveys and warrants to Allen E. Belcher and Paula M. Belcher, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-SIX THOUSAND AND NO/100 DOLLARS (\$66,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-20-16

Kenneth W. Gustafson
Kenneth W. Gustafson

Mary L. Gustafson
Mary L. Gustafson

State of OREGON

County of LANE

This instrument was acknowledged before me on SEPTEMBER 20, 2016, by KENNETH GUSTAFSON AND MARY L. GUSTAFSON.

Susan G. Steele
Notary Public - State of Oregon

My Commission Expires: 7-5-19



Taxes assessed under Code No. 205 Account No. R144597 Map No. R-2406-001CA-01100-000
NOTE: The 2015-2016 Taxes: \$747.83, are Paid

6. The 2016-2017 Taxes: A lien not yet due or payable.
7. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol
8. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
9. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Crescent Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Crescent Creek.

All matters arising from any shifting in the course of Crescent Creek including but not limited to accretion, reliction and avulsion.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point along the Southeast line of a 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet;

Thence; North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description.

Thence; South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek,

Thence; South 46° 09' 41" West along said centerline, a distance of 157.32 feet,

Thence; North 45° 00' 07" West, a distance of 202.80 feet to a 1-3/4" pipe on the South right-of-way of Crescent Lake Road (State Highway 429) and the beginning of a 625.00 foot radius curve counter-clockwise,

Thence; along said curve a distance of 104.47 feet, (the long chord of which bears North 40° 01' 37" East a distance of 104.35 feet), to a 1/2" pipe,

Thence; South 59° 19' 32" East, a distance of 56.80 feet,

Thence; North 52° 23' 00" East, a distance of 27.17 feet to the INITIAL POINT of this description.