



THIS SPACE RESERVED

2016-010341
Klamath County, Oregon
09/29/2016 10:26:00 AM
Fee: \$52.00

After recording return to:

Steven Lloyd Sheasby and Julie Lee Sheasby
6510 S. 6th Street #147
Klamath Falls, OR 97603

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

Steven Lloyd Sheasby and Julie Lee Sheasby
6510 S. 6th Street #147
Klamath Falls, OR 97603
File No. 118573AM

STATUTORY WARRANTY DEED

Virginia I. Ring, Trustee of the Virginia I. Ring Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Steven Lloyd Sheasby and Julie Lee Sheasby 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 Exhibit "A" Attached

The true and actual consideration for this conveyance is **\$260,000.00**.

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 23 day of September, 2016.

The Virginia I. Ring Revocable Living Trust

By: Virginia I. Ring Trustee
Virginia I. Ring, Trustee

State of Oregon } ss
County of Klamath }

On this 23 day of September, 2016, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Virginia I. Ring, Trustee of the Virginia I. Ring Revocable Living Trust, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: Jan 9 2018

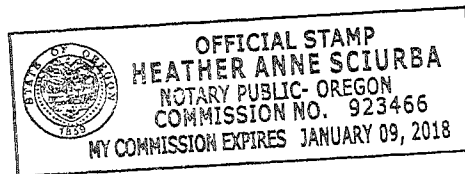


EXHIBIT "A"

Parcel 1:

A parcel of land situate in the NW1/4 SE1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way boundary of the North Poe Valley County Road as the same is presently located and constructed from which the E1/4 section corner of Section 22, Township 39 South, Range 11 1/2 East bears North 57°36' East 2375.2 feet distant and the South 1/4 section corner of said Section 22 bears South 24°40' West 1458.1 feet distant; thence North 88°59' West along the Northerly right of way boundary of said County Road, 469.8 feet to an iron pin; thence North 8°04' West, 501.7 feet to an iron pin; thence South 88°59' East 366.1 feet to an iron pin; thence South 19°17 1/2' East 527.9 feet, more or less to the point of beginning.

Parcel 2:

A parcel of land situate in the SE1/4 of Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pipe marking the Southeasterly corner of that parcel of land described in Deed Volume 349 at page 3 of Klamath County Deed Records, from which point a 3/8" iron rod marking the South 1/16 corner common to Sections 22 and 23, Township 39 South, Range 11 1/2 East, Willamette Meridian, bears South 88°59'00" East 2006.76 feet; thence North 19°20'11" West 527.74 feet to a 1/2" iron pipe marking the Northeasterly corner of that parcel of land described in Deed Volume 349 at page 3; thence generally along an existing fence line South 29°57'43" East 150.12 feet, South 22°34'03" East 124.54 feet and South 16°35'25" East 264.66 feet to a point on the Northerly right of way line of North Poe Valley Road, said point being 30.00 feet at a right angle from the centerline of North Poe Valley Road as located during recorded survey number 4406; thence along said Northerly right of way line North 88°59'45" West 23.48 feet; thence North 19°20'11" West 0.34 feet to the point of beginning.