



RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

5400 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR'S NAME:

William L Leverette, Jr. and Mary S Leverette

GRANTEE'S NAME:

Brandon C Bridwell and Leslie Bridwell

AFTER RECORDING RETURN TO:

Brandon Bridwell and Leslie W Bridwell
5623 Bay Creek Dr
Lake Oswego, OR 97035

SEND TAX STATEMENTS TO:

Brandon Bridwell and Leslie W Bridwell
5623 Bay Creek Dr
Lake Oswego, OR 97035

139716 Dorothy Lane, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William L Leverette, Jr. and Mary S Leverette, Grantor, conveys and warrants to
Brandon Bridwell and Leslie W Bridwell, Husband and Wife,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS (**\$210,000.00**). (See ORS 93.030).

Subject to and excepting: SEE ATTACHED EXHIBIT "B"

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.

2016-011427

Klamath County, Oregon

10/26/2016 02:41:01 PM

Fee: \$57.00

STATUTORY WARRANTY DEED
(continued)

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

Dated: 10/25/16

William L Leverette, Jr.
William L Leverette, Jr.

Mary S Leverette
Mary S Leverette

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 10/25/16 by William L Leverette, Jr. and Mary S Leverette.

Lauri Wood
Notary Public - State of Oregon

My Commission Expires: 4/2/19

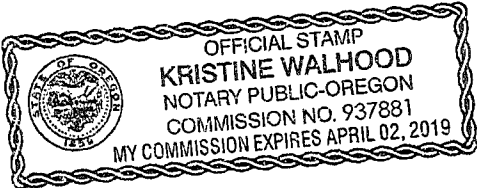


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of the SE1/4 of NW1/4 of SE1/4 of Section 18, said iron rod being South thereon a distance of 1,200.00 feet from an iron rod marking the Southeast corner of SE1/4 SW1/4 NE1/4 of Section 18; thence West a distance of 226.0 feet, more or less, to an iron rod; thence West along this line a distance of 34.0 feet, more or less to the edge of a marsh; thence continuing West along this line a distance of 30.0 feet, more or less, to the margin of Crescent Creek; thence West along this line a distance of 20.0 feet, more or less, to the centerline of said creek; thence Northerly along said centerline to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East along this line a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence continuing East along this line a distance of 30.0 feet, more or less to the edge of a marsh; thence continuing East along this line a distance of 19.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 272.10 feet, more or less to an iron rod situated on the East line of the SE1/4 NW1/4 SE1/4 of Section 18; thence South along this line a distance of 120.0 feet to the point of beginning.

EXHIBIT "B"

SPECIAL EXCEPTIONS:

6. Taxes assessed under Code No. 205 Account No. R147665 Map No. R-2407-018D0-04000-000
The 2016-2017 Taxes: \$1,317.68, plus interest, unpaid.
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.

10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Richard B. Lauber and Lois Lauber, husband and wife
Recorded: February 11, 1964
Instrument No.: Volume 351 Page 106
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Owners of the real property in Klamath County, Oregon situate in SW1/4 NE1/4 and NW1/4 SE1/4 of Section 18, Township 24 South, Range 7 East Willamette Meridian, lying between Crescent Creek and the Easterly line of said subdivisions
Recorded: April 5, 1966
Instrument No.: Volume M66 Page 2992

File No. 129346AM
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12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Kenneth L. Parks and Rhoda Parks; David Naro; and Collin A. Olmsted and Dorothy F. Olmsted
Recorded: August 29, 2001
Instrument No.: Volume M01 Page 44089
13. Easement and Domestic Water Supply Agreement, including the terms and provisions thereof,
Recorded: August 29, 2001
Instrument No.: Volume M01 Page 44094