



THIS SPACE RESERVED

2017-007161
Klamath County, Oregon
06/29/2017 02:32:00 PM
Fee: \$52.00

After recording return to:

Gregory Drew Heaton and Melissa A. Heaton

PO Box

Merrill, OR 97633

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

Gregory Drew Heaton and Melissa A. Heaton

PO Box

Merrill, OR 97633

File No. 167546AM

STATUTORY WARRANTY DEED

Northwest Farm Credit Services PCA,

Grantor(s), hereby convey and warrant to

Gregory Drew Heaton and Melissa A. Heaton, 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 **\$537,390.00**.

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:

SPECIAL EXCEPTION: Title to the described real property being sold is only warranted for the period of time Grantor has held and does hold fee title. There are no warranties or representations made by Grantor beyond those expressed herein. Grantee has made its own investigation and accepts the property in its present condition free of representations and warranty by Grantor

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 20th day of June, 2017.

Northwest Farm Credit Services, PCA

By: [Signature]
Emily Duerst, Relationship Manager II/AVP

State of OREGON } ss
County of MARION }

On this 20 day of June, 2017, before me, USTINA A ZENUHIN a Notary Public in and for said state, personally appeared Emily Duerst, Relationship Manager II/AVP of Northwest Farm Credit Services, PCA 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.

[Signature]
Notary Public for the State of OREGON
Residing at: SALEM OR
Commission Expires: 7-10-2020

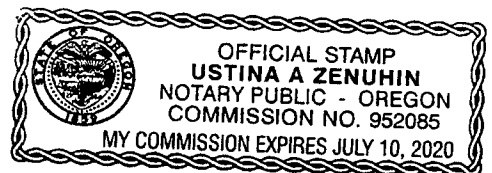


EXHIBIT 'A'

Township 41 South, Range 11 East of the Willamette Meridian

The S1/2, S1/2 N1/2, and S1/2 N1/2 N1/2 of Lot 8; S1/2, S1/2 N1/2 and S1/2 N1/2 N1/2 Of Lot 9; N1/2 N1/2 N1/2 of Lot 14; N1/2 N1/2 N1/2 of Lot 15; all in Section 15, Township 41 South, Range 11 East of the Willamette Meridian.

Saving and excepting therefrom that portion deeded to Kelly B. Wilson and Glennis J. Wilson, and described as follows: A parcel of land situate in portions of Government Lots 9 and 14, Section 15, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the fence corner marking the point of intersection of the Southerly line of the N1/2 N1/2 N1/2 of Government Lot 14, Section 15, Township 41 South Range 11 East of the Willamette Meridian and the Westerly right-of-way line of Wilson Road, as the same are presently located and constructed, from which point the Northwest corner of said Section 15 bears North 42 degrees 58' 35" West 3837.67 feet distant; thence Westerly along the fence marking the said Southerly line of the N1/2 N1/2 N1/2 of Lot 14, 399.55 feet to a point; thence North 159.15 feet to a point; thence North 79 degrees 42' 30" East 142.32 feet to a point; thence East 259.5 feet, more or less, to a point in the fence marking the Westerly right-of-way line of Wilson Road; thence Southerly along said Westerly right-of-way line fence 186.8 feet, more or less, to the point of beginning.

Farm Unit D, or Lots 6 and 7 and the N1/2 N1/2 N1/2 of Lot 8 and the N1/2 N1/2 N1/2 of Lot 9, in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 368 feet thereof.

SAVING AND EXCEPTING THEREFROM any portion thereof in any canals, roads or highways as per approved Property Line Adjustment 5-99.