



AmeriTitle
NTC 209396 AM

2017-014762
Klamath County, Oregon
12/29/2017 12:06:01 PM
Fee: \$47.00

TITLE NO. 209396AM
ESCROW NO. EU17-3509
TAX ACCT. NO. R874673
MAP/TAX LOT NO. R-2407-018A0-02201-000

GRANTOR

ERNEST G. MEISSNER

GRANTEE

MABLE YOUNG and ALAN YOUNG
PO BOX 72433
SPRINGFIELD, OR 97475

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

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

ERNEST G. MEISSNER, Grantor,

conveys and warrants to

MABLE YOUNG and ALAN YOUNG, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except the following encumbrances:
Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$60,000.00.

Dated this 27 day of December, 2017.

Ernest Meissner, Liesl Meissner POA
ERNEST G. MEISSNER by LIESL K.
MEISSNER, his attorney in fact

State of Oregon ✓
County of ~~Klamath~~ Multnomah

This instrument was acknowledged before me on Dec 27, 2017, 2017 by ERNEST G. MEISSNER by LIESL K. MEISSNER, his attorney in fact.

[Signature]
(Notary Public for Oregon)
My commission expires 06/10/2019

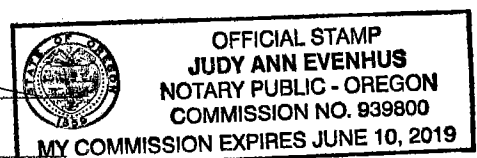


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, described as follows:

Commencing at the East quarter corner of Section 18, a #5 aluminum-capped steel rod driven into a 2 inch pipe, the initial point of Crescent Pines Subdivision; thence along a line of Crescent Pines Subdivision, North 74° 55' 34" West 274.73 feet to a #5 steel rod at the Northeast PC of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop, North 52° 43' 28" West 667.13 feet to a #5 steel rod, the point of beginning for this Parcel; thence along a line at right angle to Pine Creek Loop, North 37° 16' 32" East 230.00 feet to a #5 steel rod; thence along a line parallel with Pine Creek Loop North 52° 43' 28" West 190.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, North 37° 16' 32" East 235.30 feet to a #5 steel rod along the Southwest line of Oregon State Highway #58; thence along the Southwest line of said Highway and 40 feet from the centerline thereof; South 52° 44' 43" East 380.00 feet to a #5 steel rod; thence along a line at right angle to Pine Creek Loop, South 37° 16' 32" West 465.44 feet to a #5 steel rod along the Northeast line of Pine Creek Loop; thence along the Northeast line of Pine Creek Loop and 30 feet from the centerline thereof; North 52° 43' 28" West 190.00 feet to the point of beginning.