

After recording, return to:

Francisco de Leon
Iliana de Leon
329 East First Street
Merrill OR 97633

Tax statements:
Same as above.

STATUTORY WARRANTY DEED

Steven M. Carson and JoAnne Carson, Trustees of the Steve and JoAnne Carson Trust, uad January 7, 2005, and their successors in Trust, Grantors, convey and specially warrant to Francisco de Leon and Iliana de Leon, husband and wife, Grantees, the real property located in Klamath County, Oregon, more particularly described as follows:

Parcel 1:

Lot 1 of Block 31, Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A portion of the vacated alley in Block 31 of the Town of Merrill, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8 of Block 31 of the Town of Merrill, Oregon; thence South on the East line of Lots 8 and 7 of said Block 31 a distance of 93.75 feet more or less to the center of the East line of said Lot 7; thence East 8 feet to the center of the vacated alley in said Block 31; thence North along the center line of said vacated alley to the North line of said Block 31; thence West 8 feet more or less to the point of beginning.

Parcel 3:


That portion of Lot 2, Block 31 in Town of Merrill, a platted portion of Klamath County, Oregon and the Easterly half of the vacated Alley lying westerly thereof, lying northerly from the following described boundary line:

Beginning at a point on the west boundary of Lot 2, Block 31, Town of Merrill, from which the southwest corner of Lot 4 of said Block 31 bears South 0° 25' East 149.05 feet distant; thence East parallel to the South boundary of said Lot 2 of Block 31, 115.75 feet to an iron pin on the East boundary of said Lot 2 of Block 31.

Klamath County Assessor's Account No. R-4110-001CC-06400.

The consideration paid for this transfer is \$105,000.

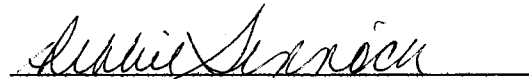
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.


Steven M. Carson, Trustee


JoAnne Carson, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 10th day of April 2014 by Steven M. Carson and JoAnne Carson, in their capacities as Trustees of the Steve and JoAnne Carson Trust, uad January 6, 2005, and their successors in Trust.


Notary Public for Oregon
My Commission Expires: 9-8-17

