

Grantor's Name and Address
DOUGLAS E. STUMBAUGH and
BILLIE JEAN STUMBAUGH
P.O. Box 209
Crescent, OR 97733

Grantee's Name and Address
DOUGLAS E. STUMBAUGH and
BILLIE JEAN STUMBAUGH, Trustees of
the DJ STUMBAUGH TRUST
P.O. Box 209
Crescent, OR 97733

After recording, return to:
DEASON GARNER LAW FIRM
6024 E. 32nd Street
Yuma, AZ 85365

Until requested otherwise, send all tax statements to:
DOUGLAS E. STUMBAUGH and
BILLIE JEAN STUMBAUGH
P.O. Box 209
Crescent, OR 97733

2018-004831

Klamath County, Oregon



00221003201800048310030037

04/23/2018 08:50:39 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH, husband and wife, Grantors, convey to DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH, Trustees, or their successors in interest, under the DJ STUMBAUGH TRUST, dated February 7, 2018, and any amendments thereto, Grantee, the following real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT A

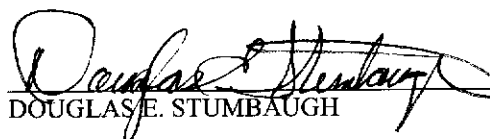
SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

This instrument has been prepared by Deason Garner Law Firm solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by client.

DATED: April 13, 2018

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.


DOUGLAS E. STUMBAUGH

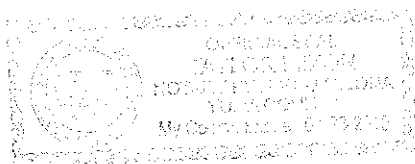

BILLIE JEAN STUMBAUGH

STATE OF ARIZONA

)
SS
)

COUNTY OF YUMA

This instrument was acknowledged before me on April 13, 2018 by DOUGLAS E. STUMBAUGH and BILLIE JEAN STUMBAUGH.



Taylor Garner

Notary Public for Deason Garner Law Firm

My commission expires

3-23-2019

EXHIBIT A

PARCEL 1:

BEGINNING at the southwest corner of the SE ¼ of said Section 25; thence N00°07'03"E along west line of said SE ¼, 1241.77 feet thence N62°49'00"E, 935.98 feet; thence S27°11'00"E, 280.00 feet; thence S38°30'12"E, 61.18 feet; thence S27°11'00"E, 150.00 feet; thence N62°49'00"E, 299.74 feet to the easterly line of the west half of said SE ¼; thence S00°00'20"W, 1369.04 feet to the south line of said Section 25; thence S89°42'20"W along said south section line, 1336.20 feet to the point of beginning containing 43.56 acres more or less.

Subject to and together with:

An easement 30.00 feet in width for ingress and egress adjacent to and southerly of the northwest line of the above described property.

PARCEL 2:

Lot 5 in Block 39 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL3:

Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 and 12 in Block 39 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Beginning at the point of intersection of the Northerly line of Hill Street, according to the recorded plat of Crescent, extended Northwesterly, and the Westerly line of the Dalles-California Highway as described in deed from B.G. Steevens and Emma Steevens to State of Oregon, dated April 10, 1943, recorded in Book 154 at page 556, Deed Records of Klamath County, Oregon, which said Westerly from (when measured at right angles to) the relocated center line of said highway; thence Westerly along said extension of North line of Hill Street, a distance of 255 feet to the Easterly right of way line of Riverview Street thence Northeasterly 150 feet; thence Northeasterly 255 feet to the westerly right of way line of the Dalles- California Highway; thence Southwesterly along said Westerly right of way line 150 feet to the point of beginning.