

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

2018-004833  
Klamath County, Oregon



00221005201800048330030031

04/23/2018 08:51:44 AM

Fee: \$52.00

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. 32<sup>nd</sup> 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

### 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

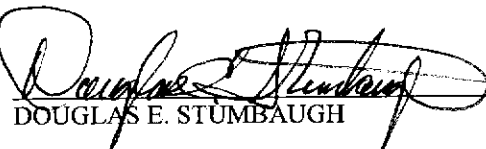
SUBJECT TO: Easements, conditions and restrictions of record on file with the County of Klamath.

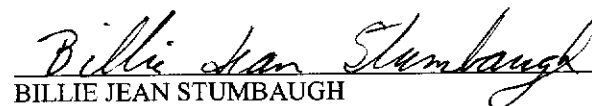
The true consideration for this conveyance is \$ NONE (Here, comply with the requirements of ORS 93.030.)

*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

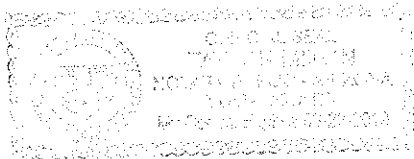
  
BILLIE JEAN STUMBAUGH

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 M. Mixin

Notary Public for Deason Garner Law Firm

My commission expires 3-23-2019

## EXHIBIT A

### PARCEL 1:

A tract of land located in the North half of the North half of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly as follows:

Beginning at the Northeast corner of said Section 36; thence South 89°42'20" West along the North line of said Section 36, a distance of 1797.50 feet to a 5/8 inch iron at the true point of beginning; thence South 662.17 feet to a 5/8 inch iron rod which lies on the South line of North half of North half of North half of said Section 36; thence South 89°45'04" West along said South line, 1542.69 feet to a 5/8 inch iron rod at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 36; thence North 00°07'25" West along said 1/4, 1/4, 1/4, a distance of 660.93 feet to the Northwest corner thereof; thence North 89°42'50" East along the North line of said Section 36, a distance of 1544.12 feet to the true point of beginning.

### PARCEL 2:

The NW 1/4 NE 1/4 NW 1/4 of Section 36, T24S, R8E, WM Klamath County, Oregon, containing 10 acres more or less.

TOGETHER WITH: An easement 16.00 feet in width for the purpose of egress and ingress over and across the westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in official Klamath County Deed Records, Volume M-74 at page 10464.

SUBJECT TO: A public recreation easement 25.00 feet in width adjacent to each side of the mean high water line of The Little Deschutes River.

AND ALSO SUBJECT TO: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the above described property and

ALSO SUBJECT TO: A utility easement 10.00 feet in width adjacent to all boundaries of the above described property.

### PARCEL 3:

A parcel of land situate in the SW 1/4 of Section 25, Township 24 South, Range 8 E.W.M., more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northeast corner of said SE1/4 SE1/4 Section 25; thence S. 00°07'03" W. along the East line of said SE1/4 SW1/4 Section 25, 78.77 feet to the point of beginning for this description; thence continuing S. 00°07'03" W. along said East line, 1241.76 feet to the Southeast corner of said SE1/4 SW1/4 Section 25; thence S. 89°42'20" W. along the South line of said SE1/4 SW 1/4 Section 25, 675.44 feet; thence leaving said South line N. 00°04'25" E. 897.62 feet; thence N. 62°49'00" E, 760.85 feet to the point of beginning.

### PARCEL 4:

Beginning at a point 600 feet West of the quarter corner between Section 17 and Section 20; thence South 100 feet; thence West 396 feet; thence North 100 feet; thence East 396 feet to the point of beginning, containing 1 acre more or less, in the NE1/4 NW1/4 of Section 20 in Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.