



THIS SPACE RESERVED FOR

2019-001955

Klamath County, Oregon

03/04/2019 01:45:01 PM

Fee: \$92.00

After recording return to:

Barbara A. Bergeron

7333 Southside Bypass

Klamath Falls OR 97603

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

Barbara A. Bergeron

Same as above

File No. 277061AM

STATUTORY WARRANTY DEED

Stephen Brookshire and Treasa Brookshire, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Barbara A. Bergeron,

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 \$295,000.00.

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:

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 1 day of March 2019

Stephen Brookshire
Stephen Brookshire

Treasa Brookshire
Treasa Brookshire

State of Oregon } ss
County of Klamath }

On this 1 day of March 9, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Stephen Brookshire and Treasa Brookshire, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec. 17 2021

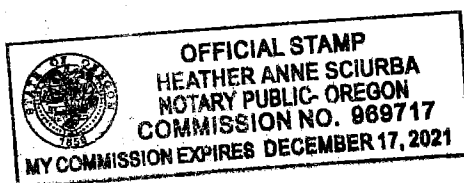


EXHIBIT 'A'

File No. 277061AM

A parcel of land situated in the SE1/4 SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the 5/8" iron pin marking the S1/4 corner of said Section 13; thence East along the South line of said Section 13 a distance of 1919.79 feet; thence North a distance of 30.00 feet to a 5/8" iron pin on the North right of way line of said County Road known as Airway Drive, said point being the true point of beginning of the description; thence North 01 degrees 07' 45" East a distance of 300.00 feet; thence East a distance of 150.00 feet; thence South 01 degrees 07' 45" West a distance of 300.00 feet to the North right of way line of Airway Drive; thence West along said line a distance of 150.00 feet to the true point of beginning of this description.

TOGETHER WITH the following described property:

An area of land situated in the SE1/4 SE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North right of way line of the Southside Expressway, from which the South 1/4 corner of said Section 13 bears South 88 degrees 32' 10" West 2074.46 feet; thence, along the adjusted line following courses, North 01 degrees 17' 35" East 466.44 feet, North 71 degrees 15' 00" West 162.42 feet and South 01 degrees 07' 45" West 241.64 feet; thence, leaving the adjusted line, east 150.0 feet; thence South 01 degrees 07' 45" West 276.74 feet to a point on the said North right of way line of the Southside Expressway; thence, on the arc of curve to the left (radius point bears North 04 degrees 10' 44" East 1262.68 feet and central angle equals 00 degrees 09' 32") 3.50 feet to the point of beginning, with bearings based on record of survey 7726 on file at the office of the Klamath County surveyor.

EXCEPTING THEREFROM all those portions conveyed to Klamath County, Oregon for road purposes, including those portions described in Volume M75, page 11915 and Volume M97, page 1595.