



After recording return to:
Brian Lange
3949 Spicer Dr
Albany, OR 97322

Until a change is requested all tax
statements shall be sent to the
following address:
Brian Lange
3949 Spicer Dr
Albany, OR 97322

File No.: 7064-3208027 (SNB)
Date: March 18, 2019

287289 AM

THIS SPACE RESERVED FOR RECORD

2019-004458

Klamath County, Oregon

04/26/2019 02:21:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

John Loy Uding and Linda Lee Uding, Trustees of the Linda Vista Revocable Living Trust, dated March 25, 2016, Grantor, conveys and warrants to **Brian Lange**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See attached Exhibit A

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$38,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

File No.: 7064-3208027 (SNB)

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 10 day of April, 2019.

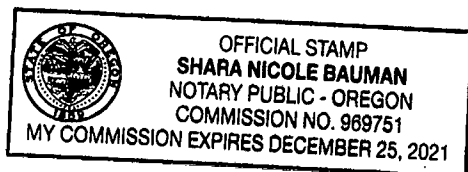
John Loy Uding and Linda Lee Uding, Trustees
of the Linda Vista Revocable Living Trust

[Signature]
John Loy Uding, Trustee

[Signature]
Linda Lee Uding, Trustee

STATE OF Oregon)
Deschutes) ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of April, 2019
by **John Loy Uding and Linda Lee Uding, Trustees.**



[Signature]
Notary Public for Oregon
My commission expires: 12/25/21

Date: **March 18, 2019**

File No.: **7064-3208027 (SNB)**

EXHIBIT 'A'

LEGAL DESCRIPTION:

All that portion of Parcel 1 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25,

Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with a portion of Parcel 2 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition Plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Parcel 2; thence North $00^{\circ} 7' 39''$ East along the Westerly line of said Parcel 2, a distance of 100.00 feet; thence South $89^{\circ} 31' 03''$ East parallel with the Southerly line of said Parcel 2, a distance of 205.00 feet to the West line of a 30.00 foot wide easement for road and utility purposes; thence continuing South $89^{\circ} 31' 03''$ East 15.00 feet to the centerline of said easement; thence South $00^{\circ} 07' 29''$ West along said easement centerline, 100.00 feet to the Southeast corner of said Parcel 2; thence North $89^{\circ} 31' 03''$ West along the Southerly line of said Parcel 2, a distance of 15.00 feet to the West line of said easement; thence continuing North $89^{\circ} 31' 03''$ West along the South line of said Parcel 2, a distance 205.00 feet to the true point of beginning.