

UTC 93516-DS



THIS SPACE

2012-006560

Klamath County, Oregon



00119840201200065600020022

06/15/2012 03:16:50 PM

Fee: \$42.00

After recording return to:

JACOB E. BALEY

17722 Pope Rd.

Merrill, OR 97633

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

JACOB E. BALEY

17722 Pope Rd.

Merrill, OR 97633

Escrow No. MT93516-DS

Title No. 0093516

SWD r.020212

STATUTORY WARRANTY DEED

JOHN M. KERR, JR. and PRISCILLA D. KERR, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JACOB E. BALEY,

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:

A tract of land situated in the NE1/4 of Section 28, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East line of said Section 28, said iron pin situated South 00° 06' 04" West 725.04 feet from the Northeast corner of said Section 28; thence South 00° 06' 04" West, along said Section line, 628.31 feet; thence North 87° 13' 09" West 1390.00 feet; thence North 00° 06' 04" East 628.31 feet; thence South 87° 13' 09" East along the centerline of a power line, as constructed, 1390.00 feet to the point of beginning with bearings based on Survey No. 3637 as recorded in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is **\$190,400.00**.

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:

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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 14th day of June, 2012.

John M. Kerr, Jr.
JOHN M. KERR, JR.

Priscilla D. Kerr
PRISCILLA D. KERR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-14-, 2012 by JOHN M. KERR, JR. and PRISCILLA D. KERR.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

