



**2014-004419**

**Klamath County, Oregon**

**05/01/2014 01:04:58 PM**

**Fee: \$52.00**

After recording return to:

Eddie Sanders

PO Box 928

Keno, OR 97627

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

Eddie Sanders

PO Box 928

Keno, OR 97627

Escrow No. MT100679SH

Title No. 0100679

SWD r.020212

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**STATUTORY WARRANTY DEED**

**Connie L. Boone and Sherri K. Boone, mother and daughter, with full rights of survivorship, as to Parcel 1, and Connie L. Boone and Sherri K. Boone, not as tenants in common but with rights of survivorship as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Eddie Sanders,**

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:

**The property described in Exhibit 'A' attached hereto and made a part hereof**

The true and actual consideration for this conveyance is **\$160,000.00**.

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:

\$50.00

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 28 day of April 2014

Connie L Boone  
Connie L. Boone

Sherri K Boone  
Sherri K. Boone

By: Tyler S. Derber, her atty. in fact  
Tyler S. Derber, her attorney in fact

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 28, 2014 by Connie L. Boone and Sherri K. Boone,  
\* by Tyler S. Derber, as attorney in fact for

Jenny A Brazil  
(Notary Public for Oregon)

My commission expires 2/5/2015

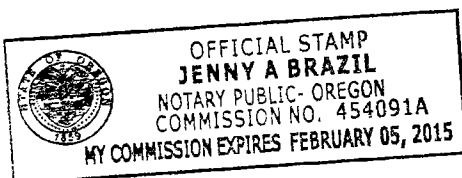


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1:

Lot 13, Block 27, Tract No. 1004, THIRD ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Parcel 2:

Lot 12, Block 27, THIRD ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.