



2014-010598
Klamath County, Oregon
10/10/2014 11:22:11 AM
Fee: \$47.00

After recording return to:

Allen B. Choate

34331 HIGHWAY 62

CHILOQUIN, OR 97624

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

Allen B. Choate

34331 HIGHWAY 62

CHILOQUIN, OR 97624

Escrow No. MT101862DS

Title No. 0101862

SWD r.020212

STATUTORY WARRANTY DEED

Douglas E. Shaffer and Sandra E. Shaffer, who acquired title as Sandra E. Arsenault,

Grantor(s), hereby convey and warrant to

Allen B. Choate,

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:

Parcel 1 of Minor Partition 28-87 as filed in the Klamath County Clerks Office being more particularly described as follows:

Beginning at a 1 inch iron pipe at the Northeast corner of Government Lot 24 situated in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said point also being the center 1/4 corner of Section 16; thence South 00° 06' 10" East 661.13 feet to a 5/8 inch iron pin at the Southeast corner of said Government Lot 24; thence South 89° 42' 46" West 687.54 feet to a 5/8 inch iron pin on the Easterly right of way line of State Highway 62; thence North 29° 03' 51" West along said right of way line 752.67 feet to a 5/8 inch iron pin at the North line of said Government Lot 24; thence North 89° 38' 11" East 1052.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$177,000.00**.

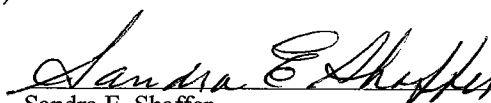
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47amt

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 10th day of Oct, 2014.


Douglas E. Shaffer


Sandra E. Shaffer

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-10, 2014 by Douglas E. Shaffer and Sandra E. Shaffer.


(Notary Public for Oregon)

My commission expires 9-8-17

