

1st 2303788-MT



After recording return to:
Kenneth J Sherby
12430 SW Ash Ave #21
Tigard, OR 97223

Until a change is requested all tax
statements shall be sent to the
following address:
Kenneth J Sherby
12430 SW Ash Ave #21
Tigard, OR 97223

File No.: 7021-2303788 (MT)
Date: August 14, 2014

2014-012049

Klamath County, Oregon

11/18/2014 03:00:14 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Melvin A Ivey, Jr, Grantor, conveys and warrants to **Kenneth J Sherby**, 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:

A parcel of land lying in the NW 1/4 NE 1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the West right of way line of U.S.B.R. Drain #6 which point is 2092.1 feet West and 340 feet South from the Northeast corner of said Section 11; thence West 100 feet; thence North 310 feet to the South right of way line of County Road; thence West 40 feet on said right of way line to the Northeast corner of the tract of land described in Book 330 at page 395, Deed Records; thence South along the East line of said deeded tract to the mean high water line of Lost River; thence Southeasterly along said mean high water line to the West right of way line of said Drain #6; thence North along said Drain right of way line to the point of beginning. EXCEPTING THEREFROM any portion lying within the boundary of U.S.R.S. Drain No. 6.

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 **\$169,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 17 day of NOVEMBER, 2014.

Melvin A Ivey Jr
Melvin A Ivey Jr

STATE OF ~~Oregon~~ WA)
County of ~~Klamath~~ KITAP)ss.

This instrument was acknowledged before me on this 17 day of November, 2014
by **Melvin A Ivey, Jr.**

Theresa C Fitzpatrick

Notary Public for ~~Oregon~~ Washington
My commission expires:
12/9/2016

