



2014-012839
Klamath County, Oregon
12/12/2014 12:13:40 PM
Fee: \$47.00

After recording return to:

Nathan B. Markee

P.O. Box 994

Keno, OR 97627

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

Nathan B. Markee

P.O. Box 994

Keno, OR 97627

Escrow No. MT102345SH

Title No. 0102345

SWD r.020212

STATUTORY WARRANTY DEED

Robert R. Sherman and Mary Ann Sherman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Nathan B. Markee and Melinda G. Markee, as tenants by the entirety,

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 parcel of land situated in the NW1/4 of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Keno-Worden County Road from which the Northwest corner of said Section 17 bears the following courses and distances: East, 1841.82 feet, North 00°09'31" West 1281.53 feet to said section corner; thence from the point of beginning North 28°50'54" West along said Easterly right of way line, 115.00 feet; thence leaving said right of way line North 61°09'06" East 220.00 feet; thence South 28°50'54" East 574.60 feet; thence South 18°43'06" West, 240.45 feet to said Easterly right of way line and a point on curve; thence along said right of way line and the arc of a 1402.59 foot radius curve to the right (delta = 14°08'47" long chord = South 35°55'18" East 345.42 feet) 346.30 feet to the end of curve; thence North 28°50'54" West 279.06 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$210,000.00**.

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:

4700
amt

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 Dec, 2014

Robert R. Sherman
Robert R. Sherman

Mary Ann Sherman
Mary Ann Sherman

State of Oregon
County of Klamath

This instrument was acknowledged before me on Dec 10, 2014 by Robert R. Sherman and Mary Ann Sherman.

Jenny A Brazil
(Notary Public for Oregon)

My commission expires 2/5/2015

