

2015-002530

Klamath County, Oregon

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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03/23/2015 02:59:02 PM

Fee: \$42.00

Carol L Thompson
Shirley S Richardson

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Carol L Thompson
5150 Homedale Rd
Klamath Falls Or 97603

Until requested otherwise, send all tax statements to (Name and Address):

Carol L Thompson
5150 Homedale Rd
Klamath Falls Or 97603

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Carol L Thompson & Shirley S. Richardson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Carol L Thompson

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A tract of land situated in the SW 1/4 NE 1/4, of Section 14, Twp 39s R9 EWM, and more particularly described as follows:

Beginning at an iron pin located west 80 feet and South 530 feet from the Northeast corner of the SW 1/4 NE 1/4 of said section 14, said point lying on the west line of Homedale Road, Thence South 340.0 feet along the West line of Homedale Rd. to an iron pin; Thence West 285.1 feet to an iron pin on the Easterly Right of Way line of Lateral F-5 (or lateral A-3-B); Thence Northeasterly along said Easterly Right of way line to an iron pin located West 238.5 feet from the above described beginning point; Thence East 238.5 feet more or less, to the point of beginning. The above described tract of land contains 2.0 acres, more or less, subject to contract and/or lien for irrigation and/or drainage and to easements and right of way of record and apparent. To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. on the land.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ^② (The sentence between the symbols ^②, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 3-23-15; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Carol L Thompson

Shirley S Richardson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 23, 2015
by Carol L Thompson & Shirley S Richardson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Paula J Harris
Notary Public for Oregon

My commission expires Nov 29, 2016