



2015-002780
Klamath County, Oregon
03/30/2015 12:45:11 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terry Niemeyer and Debbie Niemeyer

980 Thornton CK Rd
Toledo, OR 97391

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

Terry Niemeyer and Debbie Niemeyer

980 Thornton CK Rd
Toledo, OR 97391

File No. 39319AM

STATUTORY WARRANTY DEED

Eli Property Company Inc., as to Parcel 1; Kerry S. Penn, as Trustee of the Kerry S. Penn of the Kerry S. Penn Revocable Trust, established July 8, 2010, as to Parcel 2

Grantor(s), hereby convey and warrant to

Terry Niemeyer and Debbie Niemeyer, 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:

Parcel 1:

Lot 5 in Block 1 of Tract 1201, Williamson River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with an undivided 1/40th interest in Lot 4 in Block 2 of Tract 1201, Williamson River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 6 in Block 1 of Tract 1201, Williamson River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with an undivided 1/40th interest in Lot 4 in Block 2 of Tract 1201, Williamson River Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$36,000.00.

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 ant

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 26 day of March 2015

Eli Property Company Inc.
By: [Signature]
Kerry S. Penn, President

Trustee of the Kerry S. Penn Revocable Trust
By: [Signature]
Kerry S. Penn, Trustee

State of Oregon } ss
County of Deschutes }

On this 26 day of March, 2015, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Kerry S. Penn as President of Eli Property Company, an California Corporation and Kerry S. Penn as Trustee of the Kerry S. Penn Revocable Trust, Established July 8, 2010 , known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 06/08/17

