



2015-003386  
Klamath County, Oregon  
04/13/2015 01:46:37 PM  
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joel C. Scott and Rinda M. Scott

9037 & 9043 Highway 66

Klamath Falls, OR 97601

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

Joel C. Scott and Rinda M. Scott

9037 & 9043 Highway 66

Klamath Falls, OR 97601

File No. 33191AM

### STATUTORY WARRANTY DEED

**Rebekah Linn Cornelius, Jonathan Lars Cornelius and Andrew Lewis Cornelius, each as to an undivided 1/3 interest, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Joel C. Scott and Rinda M. Scott, 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:

**The N1/2 SE1/4 SW1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a non-exclusive road easement for vehicular access over and across a 30 foot strip of land described as follows:**

**Beginning at the South 1/4 corner of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 0°19'10" West along the East line of the SE1/4 SW1/4 of said Section 22, a distance of 662.27 feet to a point; thence South 89°52'08" West a distance of 30.0 feet to a point; thence South 0°19'10" East a distance of 662.27 feet to the South line of said SE1/4 SW1/4; thence North 89°51'05" East a distance of 30.0 feet to the point of beginning as described in a Major Land Partition-Creation of a Private Road Easement, recorded on March 27, 1983, in Volume M83, page 8323, Microfilm Records of Klamath County, Oregon.**

**ALSO TOGETHER WITH a perpetual non-exclusive easement to use the Easterly 20 feet of the NE1/4 NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Klamath Falls-Ashland Highway, as described in Easement recorded February 21, 1978 in Volume M78 at page 3264, Microfilm Records of Klamath County, Oregon.**

**Together with a 1993 SKYL manufactured home, Home ID #274739, Plate #X225589, Serial #1S700198GAB**

The true and actual consideration for this conveyance is \$355,000.00.

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:

57amt

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.

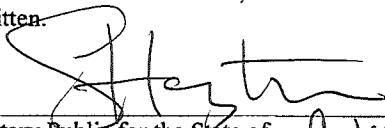
Dated this 25th day of March, 2015

SEE ALSO SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

  
Rebekah Linn Cornelius

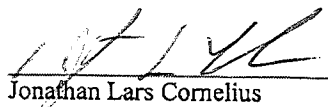
State of Colorado } ss  
County of Larimer }

On this 7<sup>th</sup> day of April, 2015, before me, SHAYLIN HARRINGTON a Notary Public in and for said state, personally appeared REBEKAH LINN CORNELIUS, 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.

  
Notary Public for the State of Colorado  
Residing at: Fort Collins, CO  
Commission Expires: 3/27/2018

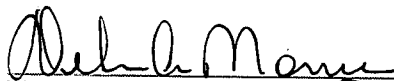


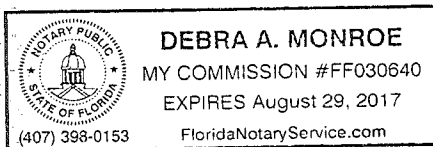
SIGNATURE PAGE

  
Jonathan Lars Cornelius

State of FLORIDA } ss  
County of Bay }

On this 6 day of April, 2015, before me, DEBRA A. MONROE a Notary Public in and for said state, personally appeared JONATHAN LARS CORNELIUS, 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.

  
Notary Public for the State of FLORIDA  
Residing at: PANAMA CITY FL  
Commission Expires: August 29, 2017




SIGNATURE PAGE

  
Andrew Lewis Cornelius

State of ALASKA } ss  
County of Municipality Anchorage

On this 7 day of April, 2015, before me, Cynthia K. Dixon <sup>CS</sup> ~~Andrew Lewis Cornelius~~ a Notary Public in and for said state, personally appeared ANDREW LEWIS CORNELIUS, 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.

  
Notary Public for the State of ALASKA  
Residing at: EAGLE RIVER  
Commission Expires: \_\_\_\_\_

