



2015-005040
Klamath County, Oregon
05/18/2015 11:27:52 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Terry Ling
1262 Shadow Lane
Klamath Falls, OR 97601

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

Terry Ling
1262 Shadow Lane
Klamath Falls, OR 97601
File No. 42452AM

STATUTORY WARRANTY DEED

Arelene Y. Ling,

Grantor(s), hereby convey and warrant to

Terry Ling ,

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 in Section 31, Lot 3 in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning with the iron pin which lies North 89°26' East along the 40 line, a distance of 101.8 feet from the iron pipe which is the Southwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County Oregon; thence North 26°39' East a distance of 406.1 feet to the true point of beginning; thence North 26°39' East a distance of 435.6 feet to an iron pin; thence South 63°21' East a distance of 100 feet; thence South 26°39' West a distance of 435.6 feet to a point; thence North 63°21' West a distance of 100 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$14,000.00.**

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:

4 amk.

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 15 day of May, 2015

Arelene Y. Ling
Arelene Y. Ling

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2015, before me, Lisa Weatherby a Notary Public in and for said state, personally appeared Arelene Y. Ling, 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.

Lisa Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11/20/2015

