

1872421302-ALF



After recording return to:
Debra Pederson and Trace Pederson
19441 Eagle Ridge Rd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Debra Pederson and Trace Pederson
19441 Eagle Ridge Rd
Klamath Falls, OR 97601

File No.: 7021-2421302 (ALF)
Date: April 03, 2015

2015-005258

Klamath County, Oregon

05/22/2015 03:15:21 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark Emmett Kelley and Bonnie Jarrell Kelley, husband and wife, Grantor, conveys and warrants to **Debra Pederson and Trace Pederson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Partition No. 19-97, in the SE 1/4 and the SE 1/4 NE 1/4, Section 34, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$384,000.00**. (Here comply with requirements of ORS 93.030)

F-
52.00

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 22 day of May, 2015.

Mark Emmett Kelley
Mark Emmett Kelley

Bonnie Jarrell Kelley
Bonnie Jarrell Kelley

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of May, 2015
by **Mark Emmett Kelley and Bonnie Jarrell Kelley**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 10-27-18

