

187 2427665-LW



After recording return to:
Nathaniel J Johnson
4611 Cross Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Nathaniel J Johnson
4611 Cross Road
Klamath Falls, OR 97603

File No.: 7021-2427665 (LW)
Date: April 09, 2015

2015-007258

Klamath County, Oregon

07/02/2015 04:06:34 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Myra Jane De Palma, Grantor, conveys and warrants to **Nathaniel J Johnson**, 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:

A portion of the SW 1/4 SE 1/4 SW 1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: thence North along the West boundary of said SE 1/4 of the SW 1/4, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North parallel with the West boundary of the SE 1/4 of the SW 1/4 of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE 1/4 of the SW 1/4 of Section 2, 300.00 feet to the true point of beginning.

ALSO an easement for irrigation pipeline purposes over and across the following described tract; commencing at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 2, thence North along the West boundary of said SE 1/4 of the SW 1/4, 30.00 feet to the true point of beginning; thence Easterly along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the West boundary of the SE 1/4 of the SW 1/4 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the SE 1/4 of the SW 1/4; thence South, along said West boundary 10.00 feet to the true point of beginning.

Consideration \$78,200.00

F.
57.00

APN: **R91377**

Statutory Warranty Deed
- continued

File No.: **7021-2427665 (LW)**

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 **\$78,200.00**. (Here comply with requirements of ORS 93.030)

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 27 day of June, 2015.

Myra Jane De Palma
Myra Jane De Palma

STATE OF ^{ETF} Oregon WA)
County of ^{ETF} ~~Klamath~~ Klickitat) ss.

This instrument was acknowledged before me on this 27 day of June, 2015
by **Myra Jane De Palma**.

Ellen Therese Franger
^{ETF}
Notary Public for ~~Oregon~~ Washington
My commission expires: 12/1/16

Notary Public
State of Washington
ELLEN THERESE FRANGER
My Commission Expires
December 1, 2016