



2015-007845
Klamath County, Oregon
07/17/2015 03:51:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael W. Rabe

PO Box 15029

Salem, OR 97309

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

Michael W. Rabe

PO Box 15029

Salem, OR 97309

File No. 49503AM

STATUTORY WARRANTY DEED

Barbara J. Sullivan and Robert L. Murray,

Grantor(s), hereby convey and warrant to

Michael W. Rabe ,

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:

Beginning at the quarter corner common to Section 36, Township 24 South, Range 8 East of the Willamette Meridian, and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 0°32' East a distance of 1214.25 feet to the true point of beginning of this description; thence continuing North 0°32' East along center section line a distance of 147.5 feet; thence Easterly at right angles to center section line a distance of 304.0 feet; thence South parallel to center section line, a distance of 147.5 feet to Northeast corner of parcel; thence West along the North line of said parcel a distance of 304.0 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-036DC-01300-000

The true and actual consideration for this conveyance is \$172,500.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

Return to: 
AmeriTitle

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 16 day of July, 2015.

Robert L. Murray
Robert L. Murray

Barbara J. Sullivan
Barbara J. Sullivan

State of Oregon } ss
County of Deschutes }

On this 16 day of July, 2015, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Robert L. Murray and Barbara J. Sullivan, 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.

Teresa M. Ives
Notary Public for the State of Oregon
Residing at: La Pine
Commission Expires: 10/13/17

