



**2015-008421**  
**Klamath County, Oregon**  
07/29/2015 09:34:38 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carl Raymond Fernlund and Nancy Lynn Fernlund

P.O. Box 37

Bonanza, OR 97623

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

Carl Raymond Fernlund and Nancy Lynn Fernlund

P.O. Box 37

Bonanza, OR 97623

File No. 44046AM

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**STATUTORY WARRANTY DEED**

**Kenneth D. Kleinsasser and Wanda J. Kleinsasser, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Carl Raymond Fernlund and Nancy Lynn Fernlund, 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:

**All that part of the N1/2 SE1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North of the U.S.R.S. "C" Canal.**

**AND ALSO THE FOLLOWING PARCEL:**

**Beginning at the intersection of the West boundary of the SE1/4 of Section 33 and the South boundary of U.S.R.S. "C" Canal; thence South, along said West boundary, 296.0 feet; thence South 88 degrees 26' East, along an existing fence line, 416.2 feet; thence leaving said fence, North 72 degrees 18' East 591 feet, more or less to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said Canal boundary to the point of beginning.**

**TOGETHER WITH that portion of the NE1/4 of the SW1/4 of Section 33, Township 40 South Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of the East line of the U.S.B.R. "C" Canal.**

The true and actual consideration for this conveyance is \$375,000.00.

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:

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

47AMT

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 July, 2015

Kenneth D. Kleinsasser  
Kenneth D. Kleinsasser

Wanda J. Kleinsasser  
Wanda J. Kleinsasser

State of OR } ss  
County of KLAMATH

On this 27th day of July, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Kenneth D. Kleinsasser and Wanda J. Kleinsasser, 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.

Debbie Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH CO  
Commission Expires: 9-8-17

