



2015-009760
Klamath County, Oregon
09/01/2015 03:03:45 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kurtis Alan Yancey

6097 Henley Road

Klamath Falls, OR 97601

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

Kurtis Alan Yancey

6097 Henley Road

Klamath Falls, OR 97601

File No. 47824AM

STATUTORY WARRANTY DEED

Monty R. Yancey and Carla L. Yancey, Trustees of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, dated June 20, 2005, Grantor(s), hereby convey and warrant to

Kurtis Alan Yancey ,

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 tract of land situated in the N1/2 NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00°11'20" East 30.00 feet and South 89°33'00" West 707.00 feet from the Southeast corner of the NE1/4 NW1/4 of said Section 25; thence South 89°33'00" West along the North line of Henley Road, a distance of 1465.54 feet to a 1/2 inch iron rod; thence North 00°39'00" East a distance of 563.83 feet to a 1/2 inch iron rod on the Northwesterly line of the A-4-B lateral; thence North 51°28'00" East on said Northwesterly line a distance of 739.12 feet; thence South 89°58'00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00°14'07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 89°44'2" East along the North line of Section 25 a distance of 1582.80 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47°56'22" East along said right of way line a distance of 526.45 feet; thence South 01°55'00" West a distance of 922.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed dated April 26, 1933, recorded June 7, 1933 in Volume 101, page 138, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$272,000.00.**

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:

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 6th day of August, 2015.

Monty R. Yancey and Carla L. Yancey, Trustees of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, dated June 20, 2005

[Signature]
Monty R. Yancey, Trustee

[Signature]
Carla L. Yancey, Trustee

State of Oregon } ss
County of Klamath }

On this 6th day of August, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Monty R. Yancey, Trustee and Carla L. Yancey, Trustees of the Monty R. Yancey and Carla L. Yancey Revocable Living Trust, dated June 20, 2005, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County 6/17/2016
Commission Expires: _____

