



**2015-010145**  
**Klamath County, Oregon**  
09/14/2015 12:04:45 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Angela Bennett

P. O. Box 214

Merrill, OR 97633

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

Angela Bennett

P. O. Box 214

Merrill, OR 97633

File No. 66654AM

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### STATUTORY WARRANTY DEED

**Zachary Ellinger and Amy Ellinger, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Angela Bennett ,**

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 portion of Government Lots 3 and 6 in Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Commencing at the Southwest corner of the SE1/4 NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is on the center line of the Merrill-Malin Highway; thence South to a point on the South right of way of said Highway, which latter point is the true point of beginning; thence West along the South right of way line of said Highway 190 feet to a point; thence South at right angles 260 feet; thence East 190 feet, more or less to the East line of Government Lot 6 in said Section 16; thence North 260 feet more or less to the true point of beginning.**

The true and actual consideration for this conveyance is **\$126,000.00**.

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.**

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 10<sup>th</sup> day of September, 2015.

[Signature]  
Zachary Ellinger

[Signature]  
Amy Ellinger

State of CALIFORNIA } ss  
County of TRINITY }

On this 10<sup>th</sup> day of SEPTEMBER, 2015, before me, Linda Frechin a Notary Public in and for said state, personally appeared Zachary Ellinger and Amy Ellinger, 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.

[Signature]  
Notary Public for the State of CALIFORNIA  
Residing at: P.O. Box 367 WEATHERVILLE, CA 96093  
Commission Expires: 01/15/2018

