



**2015-010516**  
**Klamath County, Oregon**  
09/23/2015 01:53:03 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Douglas R. Birks

16333 Highway 66

Keno, OR 97627

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

Douglas R. Birks

16333 Highway 66

Keno, OR 97627

File No. 62346AM

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### STATUTORY WARRANTY DEED

**Christine Sawyers,**

Grantor(s), hereby convey and warrant to

**Douglas R. Birks ,**

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 SW1/4 SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of the said SW1/4 SE1/4, said point being North 00°27'06" West 6.94 feet from the quarter corner common to said Sections 36 and 1; thence Southerly, along the Westerly line of the said SW1/4 SE1/4 of Section 36 and the said NE1/4 of Section 1, 1516.70 feet, more or less, to the Northerly right of way line of State Highway No. 66; thence Northeasterly, along said Northerly right of way line, 601.20 feet, more or less, to the Westerly line of the Pacific Power and Light Co. access road; thence North 29°28'52" West, along the said Westerly line 805.88 feet; thence North 12°43'22" West, continuing along said Westerly line, 506.04 feet to the point of beginning.**


The true and actual consideration for this conveyance is \$202,500.00.

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.**

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 18th day of Sept, 2015

  
Christine Sawyers

State of Oregon } ss  
County of Klamath }

On this 18th day of September, 2015, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Christine Sawyers, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: Jan 9 2018

