



**2015-010893**  
Klamath County, Oregon  
10/02/2015 01:07:22 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Crystal D. Binion

8006 Highway 39

Klamath Falls, OR 97603

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

Crystal D. Binion

8006 Highway 39

Klamath Falls, OR 97603

File No. 54405AM

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### STATUTORY WARRANTY DEED

**Rebecca Annette Parker,**

Grantor(s), hereby convey and warrant to

**Crystal D. Binion ,**

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 portion of Lot 4, HENLEY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the East line of said Lot 4 at a point 50 feet South of the Northeast corner of said Lot 4; thence South along the East line of said Lot 4 a distance of 85.6 feet to the Southeast corner of said Lot 4; thence West along the South line of said Lot 4, 295.0 feet to the Southwest corner of said Lot 4; thence North along the West line of said Lot 4 a distance of 85.6 feet; thence East along a line parallel to the North line of said Lot 4, a distance of 295.0 feet to the point of beginning.**

**TOGETHER WITH an undivided ½ interest in the well located in the South Southwest corner of Lot 9, HENLEY, as granted by instrument dated October 21, 2003 and recorded October 24, 2003 in Volume M03, page 79292, Microfilm Records of Klamath County, Oregon.**

**AND TOGETHER WITH an easement across Lot 9, HENLEY, to the well located thereon for the installation, maintenance and repair of the water delivery system as granted by instrument dated October 21, 2003 and recorded October 24, 2003 in Volume M03, page 79292, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$89,000.00.

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 29 day of September, 2015.

Rebecca Annette Parker  
Rebecca Annette Parker

State of Utah } ss  
County of Salt Lake }

On this 29th day of September, 2015, before me, Joshua D. Williams a Notary Public in and for said state, personally appeared Rebecca Annette Parker, 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.

Joshua D. Williams  
Notary Public for the State of Utah  
Residing at: Salt Lake  
Commission Expires: December 1, 2018

