



Western Title & Escrow

Order Number: **108174-SvdE**

2015-011363

Klamath County, Oregon

10/15/2015 01:59:52 PM

Fee: \$47.00

Grantor
Robert C. Snocker 2509 Carbona St Eugene, OR 97404
Grantee
Michael D. Wagner 258 NE 9th St. Newport, OR 97365
Until a change is requested, all tax statements shall be sent to the following address:
Michael D. Wagner 258 NE 9th St. Newport, OR 97365

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Robert C. Snocker, Grantor conveys and warrants to **Michael D. Wagner**, Grantee, the following described real property free of encumbrances except as specifically set forth herein.

N1/2 SE1/4 SW1/4 NW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion on the West line that lies within Old Oregon Trunk Railway right of way conveyed by deed recorded November 14, 1910 in Volume 30, page 377, Deed Records of Klamath County, Oregon.

Account: **R87195**

Map & Tax Lot: **R-2808-01600-02600-000**

Account: **M54942**


Map & Tax Lot: **M-135332**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$30,000.00**. (Here comply with requirements of ORS 93.030.)

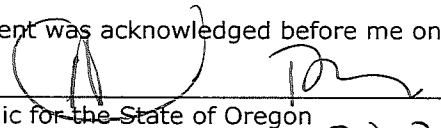
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Executed this 14 day of October, 2015


Robert C. Snocker

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 14 day of October, 2015 by **Robert C. Snocker**


Notary Public for the State of Oregon

My commission expires: 8-30-2019

