

187 2539566-LW



After recording return to:
Robert Farmer
10 Red River Ct.
Sacramento, CA 95831

Until a change is requested all tax
statements shall be sent to the
following address:
Robert Farmer
10 Red River Ct.
Sacramento, CA 95831

File No.: 7021-2539566 (LW)
Date: October 09, 2015

2015-011767
Klamath County, Oregon
10/27/2015 12:17:48 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jack A Jacobs, Grantor, conveys and warrants to **Robert Farmer**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the South quarter corner of Section 34, Township 36 South Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center line 610 feet to the true point of beginning; thence West 114 feet; thence North parallel with said center line 50 feet; thence East 114 feet; thence South 50 feet to the true point of beginning, being a portion of the SE 1/4 SW 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

And

A parcel of land in the SE 1/4 SW 1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the South quarter corner of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North along the North-South center section line 600 feet to the true point of beginning; thence West 114 feet; thence North parallel to the North-South center section line 10 feet; thence East 114 feet; thence South along the North-South center section line 10 feet to the true point of beginning.

And

Consideration \$24,900.00

F.
57.00

Beginning at a point North 00°59' East 560 feet from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°52' West 114 feet; thence North 00°59' East 50 feet; thence South 89°52' East 114 feet; thence South 00°59' West 50 feet to the point of beginning.

And

Beginning at a point North 00°59' East 510 feet North from the quarter section corner on the South side of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence North 89°52' West 114 feet; thence North 00°59' East 50 feet; thence South 89°52' East 114 feet; thence South 00°59' West 50 feet to the point of beginning.

Subject to:

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$24,900.00**. (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.

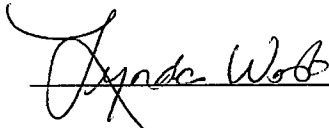
Dated this 23 day of October, 2015.



Jack A Jacobs

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of October, 2015
by **Jack A Jacobs**.



Notary Public for Oregon

My commission expires: 2-10-17

