



2015-012067
Klamath County, Oregon
11/03/2015 02:35:58 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lonnie R. Ledbetter Jr. and Sandra M. Ledbetter

20133 SW Cherry Hill Rd.
Shenandoah, OR 97378

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

Lonnie R. Ledbetter Jr. and Sandra M. Ledbetter

20133 SW Cherry Hill Rd.
Shenandoah, OR 97378

File No. 73661AM

STATUTORY WARRANTY DEED

Craig E. McKern and Marilyn V. McKern, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Lonnie R. Ledbetter Jr. and Sandra M. Ledbetter, as Tenants by the Entirety,

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:

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the South line of the Northeast one quarter of the Northeast one quarter of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, from which point the Northeast corner of said Section 16 bears South 89°31'48" East 145.54 feet and North 00°46'56" West 1332.43 feet, run thence along said South line North 89°31'48" West 1111.06 feet to a point on the Easterly line of a private road, thence North 45°02'33" East 550.75 feet to a point, thence leaving said Easterly line South 61°05'41" East 823.94 feet to the point of beginning.

Also an undivided 1/7 interest in the following roadway;

Beginning at the Southwest corner of the NE1/4 of the NE1/4 of Section 16, Township 26 South, Range 10 East of the Willamette Meridian the true point of beginning; thence Northeasterly North 45°02'33" East, 939.86 feet there creating a hub (the radius of which is 46'), the chords of which bear, progressively, North 42°10'58" East 66.66 feet; thence South 44°57'27" East 66.65 feet, thence Southwesterly South 47°54'09" West 66.66 feet; thence leaving said hub and bearing South 45°02'33" West, 880.78 feet to a point on the South line of the NE1/4 of the NE1/4 of Section 16, thence bearing Westerly North 89°30'50" West 84.20 feet; to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2610-01600-00600-000

The true and actual consideration for this conveyance is \$5,000.00.

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:

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 2 day of November, 2015

Craig E. McKern

Craig E. McKern

Marilyn V. McKern

Marilyn V. McKern

State of Oregon } ss

County of Lane }

On this 2 day of October, 2015, before me, Carol A. Andrews a Notary Public in and for said state, personally appeared Craig E. McKern and Marilyn V. McKern, 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.

Carol A. Andrews
Notary Public for the State of Oregon

Residing at: Eugene Oregon

Commission Expires: 10-17-2016

