



2015-013022
Klamath County, Oregon
12/01/2015 03:45:20 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Roy Keen and Dawn A. Keen

7467 Harpold Road

Klamath Falls, OR 97603

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

Kenneth Roy Keen and Dawn A. Keen

7467 Harpold Road

Klamath Falls, OR 97603

File No. 72445AM

STATUTORY WARRANTY DEED

Linda K. Cory,

Grantor(s), hereby convey and warrant to

Kenneth Roy Keen and Dawn A. Keen, 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:

A parcel of land situated in the W 1/2 of the SE 1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" rebar on the North-South centerline of the SE 1/4 of Section 30, from which the section corner common to Sections 29, 30, 31, and 32 bears South 00 degrees 15' 51" West 2170.00 feet and South 89 degrees 56' 27" East 1320.4 feet; thence West 842.91 feet to a 1/2" rebar on the Easterly right of way line of Harpold County Road; thence Northeasterly, along said right of way line, to a 1/2" rebar at the intersection of said right of way line and the East-West centerline of Section 30; thence South 89 degrees 57' 06" East 501.78 feet, more or less, along the East-West centerline of Section 30, to a 1/2" rebar marking the C-E 1/16 corner of Section 30; thence South 00 degrees 15' 51" West 475.57 feet, along the North-South centerline of the SE 1/4 of Section 30, to the point of beginning.

The true and actual consideration for this conveyance is **\$150,000.00.**

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 18 day of Dec. 2015.

Linda K. Cory
Linda K. Cory

State of Oregon } ss
County of Klamath

On this 18 day of Dec., 2015, before me, Heather Anne Sciurba a
Notary Public in and for said state, personally appeared Linda K. Cory, 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.

Heather Anne Sciurba

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

