



2015-013041
Klamath County, Oregon
12/02/2015 02:18:50 PM
Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Kari Cranfill
1861 N Britton Dr
Long Beach, CA 90815

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

Kari Cranfill
1861 N Britton Dr
Long Beach, CA 90815
File No. 71114AM

STATUTORY WARRANTY DEED

Michael P. Foster and Angela M. Amoia, not as tenants in common, but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Kari Cranfill ,

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:

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 16, thence North 89° 57' 40" West along the South line of said Government Lot 16 a distance of 571.43 feet, more or less, to the West right of way line of State Highway 427; thence North 01° 23' 30" West along the West right of way line of said State Highway 427 a distance of 379.19 feet to the True Point of Beginning; thence from said true point of beginning North 01° 23' 30" West along the West right of way line of said State Highway 427, a distance of 140.42 feet; thence North 89° 57' 40" West a distance of 605 feet to a point on the Westerly line of said Government Lot 16; thence South 14° 24' 30" West along the Westerly line of Government Lot 16 a distance of 201.26 feet; thence South 89° 57' 40" East a distance of 220 feet; thence North 00° 02' 20" East a distance of 55 feet; thence South 89° 57' 40" East a distance of 438.45 feet to the true point of beginning.

The true and actual consideration for this conveyance is **\$175,000.00**.

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 30 day of November, 2015.

[Signature]
Michael P. Foster

[Signature]
Angela M. Amoia

State of Nevada } ss
County of Clark }

On this 30 day of November, 2015, before me, Michael Vela a Notary Public in and for said state, personally appeared Michael P. Foster and Angela M. Amoia, 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.

[Signature]
Notary Public for the State of Nevada
Residing at: Las Vegas
Commission Expires: 12/08/2015

