



2015-013344

Klamath County, Oregon

12/10/2015 02:43:47 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christian W. King and Sharmaine K. King

3934 Mack Avenue

Klamath Falls OR 97603

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

Christian W. King and Sharmaine K. King

Same as above

File No. 73858AM

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### STATUTORY WARRANTY DEED

**Charles A. Jakeway and Janice M. Jakeway, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Christian W. King and Sharmaine K. King, 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:

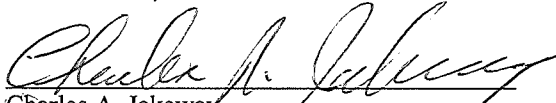
**Beginning at a point which lies N 1° 14' W a distance of 495.8 feet and S 89° 26' W a distance of 630.00 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; and running thence; continuing S 89° 26' W a distance of 100 feet; thence N 1° 14' W a distance of 144.5 feet; thence N 89°26' E a distance of 100 feet; thence S 1° 14' E a distance of 144.5 feet to the point of beginning; being a portion of the N1/2N1/2S1/2SE1/4SE1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.**

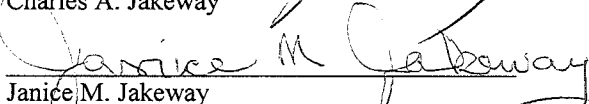
The true and actual consideration for this conveyance is \$125,000.00.

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 7th day of Dec. 2015.

  
Charles A. Jakeway

  
Janice M. Jakeway

State of Oregon } ss  
County of Klamath }

On this 7 day of December, 2015, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Charles A. Jakeway and Janice M. Jakeway, 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.



Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: January 9, 2018

