



2015-013374
Klamath County, Oregon
12/11/2015 09:34:47 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brady W. Sweat and Lisa M. Sweat
27770 Highway 70
Bonanza, OR 97623

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

Brady W. Sweat and Lisa M. Sweat
27770 Highway 70
Bonanza, OR 97623

File No. 43315AM

STATUTORY WARRANTY DEED

David R. Noble and Cheri L. Noble,

Grantor(s), hereby convey and warrant to

Brady W. Sweat and Lisa M. Sweat, 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 tract of land situated in Section 6, Township 39 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/16 corner, from which the section corner common to Sections 5, 6, 7 and 8 of said Township and Range is Southerly 1320 feet, more or less; thence Northerly along said Section line between said Sections 5 and 6, 1218 feet, more or less, to the Southerly right of way line of the Bonanza-Dairy Highway; thence along said right of way North 56 degrees 58' 22" West, 3890 feet to a point from which the section corner common to said Sections 5, 6, 7 and 8 bears South 35 degrees 07' 15" East, 5695.43 feet; thence South 41 degrees 39' 13" West, 255.74 feet; thence South 35 degrees 16' 04" East 188.46 feet; thence South 26 degrees 46' 50" East, 586.15 feet; thence Southerly 235 feet, more or less, to an iron pin being the Northeast corner of that tract of land described as the exception from Parcel 3 in Deed Volume M78, page 13640 of the Klamath County deed records; thence along the East line of said Deed Volume - Parcel 3 exception, South 68.7 feet to an iron pin; thence along the Westerly line of said Deed Volume, Parcel 3, Paragraph 2, South 29 degrees 51' East, 843.7 feet to an iron pin and South 00 degrees 13' West, 183.7 feet to the center 1/4 corner of said Section thence Southeasterly to the SE1/16 corner of said Section 6; thence Easterly to the point of beginning.

TOGETHER WITH a tract of land situated in the NW1/4 SE1/4 of Section 6, Township 39 South, Range 11 East of the Willamete Meridain, Klamath County, Oregon, more particularly described as follows:

Beginning at the center one quarter corner of said Section 6; thence Southerly to the Southwest corner of said NW1/4 SE1/4; thence Easterly to the Southeast corner of said NW1/4 SE1/4; thence Northwesterly to the point of beginning.

This instrument is being recorded to correct that certain deed recorded in Volume 2015 page 005986 which contained an incorrect legal description.

The true and actual consideration for this conveyance is \$216,000.00.

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 10 day of December, 2015.

David R. Noble

David R. Noble

Cheri L. Noble

Cheri L. Noble

State of Oregon } ss
County of Klamath }

On this 10th day of December, 2015, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared David R. Noble and Cheri L. Noble, 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.

Lisa Legget Weatherby

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

