



2015-013431
Klamath County, Oregon
12/14/2015 11:44:16 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Pederson and Kelsey Pederson
1001 Wild Plum
Klamath Falls, OR 97603

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

Daniel Pederson and Kelsey Pederson
1001 Wild Plum
Klamath Falls, OR 97603
File No. 66325AM

STATUTORY WARRANTY DEED

Sharleen R. Hutchison,

Grantor(s), hereby convey and warrant to

Daniel Pederson and Kelsey Pederson, 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:

Lot 17, Block 7 of Tract 1140- Lynnewood First Addition according to the official plat thereof as filed at the office of the Klamath County Clerk.

EXCEPTING THEREFROM the following described tract of land:

Beginning at a 1/2-inch iron rod on the northerly right of way line of Wild Plum Drive marking the south end of the lot line common to Lots 16 and 17 of said Block 7; thence North 17°27'08" East 87.02 feet to a 5/8-inch iron rod; thence North 48°15'13" East 24.66 feet to a 1/2-inch iron rod on the southerly right of way line of Wild Plum Alley marking the north end of the lot line common to said Lots 16 and 17; thence, on the lot line common to said Lots 16 and 17, South 24°06'30" East 108.94 feet to the point of beginning; containing 549 square feet, more or less, with bearings based on the plat of Tract 1140 - Lynnewood First Addition; (Property Line Adjustment 10-14)

Situated in the S1/2SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$30,000.00.

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:

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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 11th day of Dec., 2015.

Sharleen R. Hutchison
Sharleen R. Hutchison

State of OR } ss
County of Klamath }

On this 11th day of Dec., 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Sharleen R. Hutchison, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Falls
Commission Expires: 9-8-17

