



2015-013616
Klamath County, Oregon
12/18/2015 03:36:45 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher M Craddock

PO Box 1563

La Pine, OR 97739

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

Christopher M Craddock

PO Box 1563

La Pine, OR 97739

File No. 74260AM

STATUTORY WARRANTY DEED

James Endicott and John Franklin,
as Tenants in Common,

Grantor(s), hereby convey and warrant to

Christopher M Craddock,

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:

Parcel 1:

A parcel of land situated in the W1/2 of the SE1/4 of Section 27, Township 23 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89° 46' 39" East 662.79 feet to the
true point of beginning; thence North 00° 17' 12" West 329.89 feet; thence East 662.39 feet; thence South 00°
21' 21" East 327.33 feet; thence South 89° 46' 39" West 662.79 feet to the true point of beginning. (Bearings
based on Survey #1829, filed with the Klamath County Engineer's Office).

Parcel 2:

A parcel of land situated in the W1/2 of the SE1/4 of Section 27, Township 23 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89° 46' 39" East 662.79 feet; thence
North 00° 17' 12" West 329.89 feet to the true point of beginning; thence North 00° 17' 12" West 328.90 feet;
thence East 661.99 feet; thence South 00° 21' 21" East 328.91 feet; thence West 662.39 feet to the true point
of beginning. (Bearings based on Survey #1829, filed with the Klamath County Engineer's Office).

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-02700-02900-000

R-2310-02700-03200-000

M-270090

The true and actual consideration for this conveyance is \$145,000.00.

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:

Return to: AmeriTitle

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 15 day of December, 2015.

James Edicott
James Edicott

John Franklin

State of Oregon } ss
County of Clatsop }

On this 15 day of December, 2015, before me, Kellie E Cobb, a Notary Public in and for said state, personally appeared James Edicott, 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.



Kellie E Cobb
Notary Public for the State of Oregon
Residing at: Portland
Commission Expires: 12/29/2015

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 16 day of Dec, 2015.

James Endicott


John Franklin

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared James Endicott, 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 _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Lane }

On this 16 day of December, 2015, before me, Charlene Williams, a Notary Public in and for said state, personally appeared John Franklin, 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.

Charlene Williams
Notary Public for the State of Oregon
Residing at: Coltage, Ore
Commission Expires: 6-28-19

