



2016-000107
Klamath County, Oregon
01/06/2016 10:28:10 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Bush and Tamera Bancroft

2705 Watson Street

Klamath Falls, OR 97603

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

Jeffrey Bush and Tamera Bancroft

2705 Watson Street

Klamath Falls, OR 97603

File No. 70400AM

STATUTORY WARRANTY DEED

Vickie L. Ezneker,

Grantor(s), hereby convey and warrant to

Jeffrey Bush and Tamera Bancroft, 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 portion of Lots 21 and 22, PIEDMONT HEIGHTS, and a portion of Government Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the South 1/16 corner common to said Sections 1 and 6, said corner being the Southwest corner of "Skyline View" bears North 00° 20' 24" West 475.00 feet and North 89° 55' 22" East 129.72 feet; thence North 00° 20' 24" West along the East line of those lands described in Deed Volume M-00 at Page 7633 of Klamath County Deed Records 293.17 feet; thence North 89° 39' 36" East 175.28 feet; thence South 76° 32' 25" East 56.10 feet; thence South 00° 20' 24" East 281.76 feet; thence North 89° 50' 57" West 229.77 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$411,000.00.**

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 5th day of JAN- 2016.

Vickie L. Ezneker
Vickie L. Ezneker

State of Oregon } ss
County of Klamath }

On this 5th day of JAN-, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Vickie L. Ezneker, 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 Oregon
Residing at: Klamath Co.
Commission Expires: 9-8-17

