

Grantor
The Sheets Family Trust dated January 31, 2000 PO Box 72 Crescent, OR 97733
Grantee
Stephen B. Garrett 136350 Main Street Crescent, OR 97733
Until a change is requested, all tax statements shall be sent to the following address:
Stephen B. Garrett 136350 Main Street Crescent, OR 97733

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

David D. Sheets and Betty Ann Sheets, Trustees of The Sheets Family Trust dated January 31, 2000, as tenants by the entirety, Grantor(s), convey and warrant to Stephen B. Garrett, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 2, Land Partition 28-98 being Parcel II of Minor Land Partition 28-86, located in the SE 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Account: **R786992**

Map & Tax Lot: R-2409-030CD-2300

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030.)

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.

Executed this 3rd day of February, 2016

The Sheets Family Trust dated January 31, 2000

David D. Sheets
By: David D. Sheets, Trustee
Its Trustee

Betty Ann Sheets
By: Betty Ann Sheets, Trustee
Its Trustee

State of **Oregon** County of **Deschutes**) ss.

This instrument was acknowledged before me on this 3rd day of February, 2016 by **David D. Sheets, Trustee**, as Trustee and **Betty Ann Sheets, Trustee**, as Trustee of The Sheets Family Trust dated January 31, 2000.

Yvonne Georgene Ward
Notary Public for the State of Oregon
My commission expires: 2/27/18

