



**2016-001704**  
**Klamath County, Oregon**  
 02/22/2016 01:52:55 PM  
 Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 John M. Chavarria  
 \_\_\_\_\_  
 PO Box 691  
 \_\_\_\_\_  
 Keno, OR 97627  
 \_\_\_\_\_

Until a change is requested all tax statements shall be sent to the following address:  
 John M. Chavarria  
 \_\_\_\_\_  
 PO Box 691  
 \_\_\_\_\_  
 Keno, OR 97627  
 \_\_\_\_\_  
 File No. 81023AM

**STATUTORY WARRANTY DEED**

**Scott S. Brainard and Stacy M. Brainard, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**John M. Chavarria ,**

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 parcel of land located in the SE1/4 SE1/4 Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:  
 Commencing at a 5/8" iron pin on the Southeasterly right of way line of Clover Creek Road also being on the West line of said SE1/4 SE1/4; thence South 00 degrees 30' 36" East along the said West line 690.50 feet to the true point of beginning; thence South 00 degrees 39' 36" East to the line of a public road; thence North 85 degrees 33' 42" East along the said Northerly right of way line 385.38 feet to a point; thence North 71 degrees 21' 54" East along the said Northerly right of way line 33.00 feet to a point; thence North 41 ° 43' 19" West 362.04 feet to a point; thence South 38 degrees 20' 44" West 283.00 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$170,000.00**.  
 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 16 day of February, 2016

Scott S. Brainard  
Scott S. Brainard

Stacy M. Brainard  
Stacy M. Brainard

State of Alaska } ss  
County of First Judicial District

On this 16<sup>th</sup> day of February, 2016, before me, Diane Walker a Notary Public in and for said state, personally appeared Scott S. Brainard and Stacy M. Brainard, 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.

Diane L. Walker  
Notary Public for the State of Alaska  
Residing at: Ketchikan  
Commission Expires: 5/9/2019

