



2016-003180
 Klamath County, Oregon
 03/25/2016 02:56:46 PM
 Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

 Nevin P. Smith Jr.

 P.O. Box 975

 Klamath Falls, OR 97601

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

 Nevin P. Smith Jr.

 P.O. Box 975

 Klamath Falls, OR 97601

 File No. 91118AM

STATUTORY WARRANTY DEED

Jeremy K. Renner,

Grantor(s), hereby convey and warrant to

Nevin P. Smith Jr. ,

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 piece or parcel of land situate in the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more fully described as follows:

Beginning at a point in the center line of a 60-foot roadway, from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 329.3 feet, and South 0° 09' East along the North and South center line of the said Section 11, as marked on the ground by a well established fence line 1663.6 feet and running thence South 0° 16' East 331.9 feet, more or less, to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of said Section 11; thence South 89° 31 1/2' East along the boundary line 130.8 feet; thence North 0° 16' West 334.2 feet, more or less, to the center line of the before mentioned roadway; thence South 89° 28' West 130.8 feet, more or less, to the point of beginning, EXCEPTING THEREFROM that portion lying within the right of way of Bristol Avenue and that portion lying within the right of way of the U.S.R.S. Drain Canal.

The true and actual consideration for this conveyance is **\$260,000.00**.

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 24 day of March, 2016.



Jeremy K. Renner

State of Oregon } ss
County of Klamath }

On this 24th day of MARCH, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Jeremy K. Renner, 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 Oregon
Residing at: Klamath Co
Commission Expires: 9-8-17

