



2016-003270
Klamath County, Oregon
03/29/2016 03:32:44 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Wayne D. Wing and Marlene C. Wing

70 Davis Lane

Penngrove, CA 94951

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

Marlene C. Wing and Wayne D. Wing

70 Davis Lane

Penngrove, CA 94951

File No. 46071AM

STATUTORY WARRANTY DEED

Mionia J. Rydingsword,

Grantor(s), hereby convey and warrant to

Wayne D. Wing and Marlene C. Wing, 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 the NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of NE1/4 NE1/4 NW1/4 of said Section 35;thence East along the North Section line a distance of 155 feet to the true point of beginning; thence South parallel with the West line of the NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 a distance of 825 feet; thence East parallel with the South line of the N1/2 SE1/4 NE1/4 NW1/4 a distance of 375 feet; thence North a distance of 165 feet; thence West a distance of 135 feet; thence North a distance of 600 feet to the North section line to a point that is 240 feet East of the true point of beginning; thence West along the section line a distance of 240 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$3,761.25.

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 8 day of 2015 July.

① Mionia J. Rydingsword
Mionia J. Rydingsword

State of California } ss
County of Los Angeles }

On this 08 day of July, 2015, before me, Luis A. Cervantes, a Notary Public in and for said state, personally appeared Mionia J. Rydingsword, 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.

[Signature]
Notary Public for the State of California
Residing at: 980 N. Western Ave Ste A, San Pedro, CA 90732
Commission Expires: October 26, 2017

