



2016-003485
Klamath County, Oregon
04/05/2016 10:33:42 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roger J Buhrle and Elizabeth M Buhrle

11470 Hwy 66

Klamath Falls, OR 97601

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

Roger J Buhrle and Elizabeth M Buhrle

11414 Hwy 66

Klamath Falls, OR 97601

File No. 91116AM

STATUTORY WARRANTY DEED

Floyd A. Cobb,

Grantor(s), hereby convey and warrant to

Roger J Buhrle and Elizabeth M Buhrle, husband and wife 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:

The West one-half of the following described real property:

Beginning at the Southerly line of the Klamath Falls – Ashland Highway (Greensprings Highway) at a stake which is South 135 feet and South 61° 56' West 374 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 61° 56' West 374 feet along the Southerly line of said Highway to a stake; thence South 1576.9 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging railroad; thence North 54° 12' East 406.85 feet along said right of way line to a stake; thence North 1514.3 feet to the place of beginning and being in the E1/2 of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM portion deeded to J.W. and Elinor Brophy by deed recorded in Book 121 at Page 121, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$90,000.00.

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 1 day of April, 2016.

Floyd A Cobb
Floyd A Cobb

State of Oregon } ss
County of Klamath }

On this 1 day of April, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Floyd A. Cobb, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: _____

