

2016-003521

Klamath County, Oregon



00184722201600035210010013

04/06/2016 10:10:43 AM

Fee: \$42.00

After recording, return to:  
Lloyd K Thorp and Linda Thorp  
1522 Pine Grove Rd, Klamath Falls, OR 97603

Until a change is requested all tax statements  
Shall be sent to the following address:  
Lloyd K Thorp and Linda Thorp  
1522 Pine Grove Road  
Klamath Falls, OR 97603

## STATUTORY WARRANTY DEED

LOYD K THORP AND LINDA THORP, HUSBAND AND WIFE, Grantor(s), hereby conveys and warrants to LOYD KEITH THORP, LINDA E. THORP AND ANGELA R. WALLIN, TRUSTEES OF THE LIVING TRUST OF LOYD KEITH THORP AND LINDA E. THORP DATED MARCH 23, 2016, 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 in the SE ¼ of the NW ¼ of Section 9, Twp. 39 S., Range 10 E., W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is S 88 degrees 58 minutes E a distance of 30.0 feet and N 0 degrees 06 minutes E a distance of 230.64 feet from the Southwest corner of said SE ¼ of the NW ¼, said point also being on the East right-of-way line of the Pine Grove Road; thence N 0 degrees 06 minutes E along said East line a distance of 200.64 feet; thence leaving said East line, and running S 89 degrees 18 minutes E, a distance of 297.2 feet; thence S 0 degrees 06 minutes W a distance of 201.07 feet; thence N 89 degrees 13 minutes W a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road Easement.

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: except as above stated and contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record, and those apparent on the land.

The true and actual consideration for this conveyance is \$0.00.

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. 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.

Dated this 5 day of April, 2016.

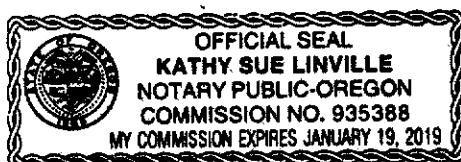
Lloyd K Thorp  
Lloyd K Thorp

Linda Thorp  
Linda Thorp

State of Oregon  
County of Klamath

This instrument was acknowledged before me on

5 April 2016, by Lloyd K. Thorp and Linda Thorp  
Kathy Sue Linville  
(Notary Public for Oregon)  
My commission expires 1-19-19



Returned at Counter