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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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04/06/2016 01:30:00 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Coco M. Savage

31962 Queen Annes Lace Dr

Tangent OR 97389

Grantor's Name and Address

Jerry G. Savage

3939 S 6th Street, #327

Klamath Falls OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Jerry G. Savage

3939 S 6th Street, #327

Klamath Falls OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

Coco Savage

31962 Queen Annes Lace Dr

Tangent OR 97389

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Coco M. Savagehereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jerry G. Savage

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00 (~~took over payments~~). However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ⁽¹⁾ (The sentence between the symbols ⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Coco M. Savage
Coco M Savage

STATE OF OREGON, County of Linn

) ss.

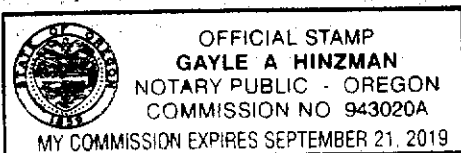
This instrument was acknowledged before me on April 4, 2016by Coco M. Savage

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Gayle Hinzman
Notary Public for Oregon
My commission expires 09-21-2019

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the N1/2 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the South line of the South Dixon Drain, where it meets the Easterly line of said Section 24, thence South 195 feet, thence West 120 feet, thence South 65 feet, thence West 10 feet, thence North 90 feet, thence West 179 feet, thence North 228 feet, more or less to the South line of said Dixon Drain, thence Easterly along said Dixon Drain to the point of beginning.

ALSO, beginning at a point that is located South 2° 23' 58" West, a distance of 717.92 feet and North 85° 22' 28" West, a distance of 130.42 feet from the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North a distance of 14.48 feet; thence West a distance of 179.00 feet; thence South 85° 22' 28" East, a distance of 179.59 feet to the point of beginning.

LESS AND EXCEPT beginning at a railroad spike that is located South 2° 23' 58" West, a distance of 717.92 feet from the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West a distance of 120.00 feet; thence South a distance of 65.00 feet; thence West a distance of 10.00 feet; thence North a distance of 75.52 feet; thence South 85° 22' 28" East, a distance of 130.42 feet to the point of beginning.

LESS that portion of State Highway 39, Deeded to Oregon Department of Transportation recorded May 18, 2005 in Volume M05, page 36184, Microfilm Records of Klamath County, Oregon.

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