



THIS SPACE RESERVED

**2016-003549**  
Klamath County, Oregon  
04/07/2016 09:34:42 AM  
Fee: \$52.00

After recording return to:

Michael L. Shatto Sr. and Anne E. Shatto

16541 Hillcrest Road

Klamath Falls, OR 97603

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

Michael L. Shatto Sr. and Anne E. Shatto

16541 Hillcrest Road

Klamath Falls, OR 97603

File No. 94753AM

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### STATUTORY WARRANTY DEED

**Albert L. Pion and Elizabeth A. Simon, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Michael L. Shatto Sr. and Anne E. Shatto, 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 parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

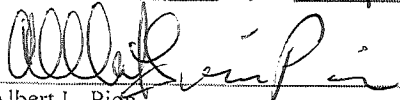
**Beginning at a 5/8" iron pin at the Northwest corner of said Lot 12, Block 3; thence North 89 degrees 49' 42" East 345.00 feet along the North line of Lot 12, Block 3 to a 1/2" iron pin at the Northeast corner of Lot 12, Block 3; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 50' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 12, Block 3 to the point of beginning.**

The true and actual consideration for this conveyance is **\$17,000.00**.

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<sup>st</sup> day of April, 2016.

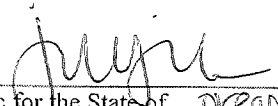
  
Albert L. Pion

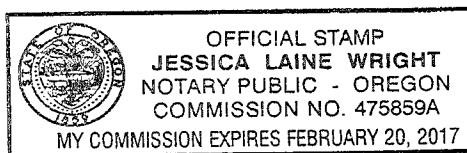
Elizabeth A Simon

State of Oregon } ss  
County of Yamhill }

On this 1<sup>st</sup> day of April, 2016, before me,  
Jessica Laine Wright a Notary Public in and for said state, personally  
appeared Albert L. Pion, 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: Oregon  
Commission Expires: Feb 20, 2017



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, before me,  
\_\_\_\_\_ a Notary Public in and for said state, personally  
appeared Elizabeth A. Simon, 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.

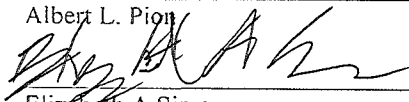
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above  
written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 4<sup>th</sup> day of April, 2016.

Albert L. Pion

  
Elizabeth A Simon

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me,  
\_\_\_\_\_ a Notary Public in and for said state, personally  
appeared Albert L. Pion, 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 \_\_\_\_\_

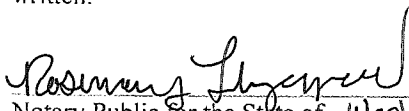
Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

State of Washington } ss  
County of Whitman }

On this 4<sup>th</sup> day of April, 2016, before me,  
Rosemary Fitzgerald a Notary Public in and for said state, personally  
appeared Elizabeth A. Simon, 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 Washington  
Residing at: Moscow, ID  
Commission Expires: 10-10-2016

