

**2016-003608****Klamath County, Oregon**

04/08/2016 12:43:41 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James David Emery730 E MainKlamath Falls, OR 97601Until a change is requested all tax statements  
shall be sent to the following address:James David Emery730 E MainKlamath Falls, OR 97601File No. 86719AM

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**STATUTORY WARRANTY DEED****Cheryl Anne Thompson,**

Grantor(s), hereby convey and warrant to

**James David Emery ,**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 tract of land situated in the SW1/4 SW1/4 of Section 11, Township 35 South, Range 9 East of the  
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:****Beginning at the stone marking the Southwest corner of said Section 11; thence South 89°17'39" East along  
the South line of said Section 11 a distance of 304.31 feet to an iron pin at the intersection of the South line of  
said Section 11 and the centerline of County Road known as the Skeen Ranch Road; thence North 30°16'00"  
East along the centerline of said road a distance of 391.06 feet; thence North 11°22'10" East along the  
centerline of said road a distance of 989.37 feet to an iron pin on the North line of the SW1/4 SW1/4 of said  
Section 11; thence North 89°19'45" West along the North line of the SW1/4 NW1/4 of said Section 11 a  
distance of 394.57 feet to an iron pin on the Northwest corner of the SW1/4 SW1/4 of said Section 11; thence  
South 0°04' 58" West along the West line of said Section 11 a distance of 1312.08 feet, more or less, to the  
point of beginning.****EXCEPTING THEREFROM all that portion lying within County Road.**The true and actual consideration for this conveyance is \$23,000.00.

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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 6<sup>TH</sup> day of APRIL, 2016.

Cheryl Anne Thompson  
Cheryl Anne Thompson

State of Arizona ss  
County of Pima

On this 6<sup>th</sup> day of April, 2016, before me, Toren Wikberg a Notary Public in and for said state, personally appeared Cheryl Anne Thompson, 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.

Toren Wikberg  
Notary Public for the State of Arizona  
Residing at: 465 E Wilmore Rd Tucson AZ 85705  
Commission Expires: May 30, 2017

