



**2016-004089**  
**Klamath County, Oregon**  
04/22/2016 11:56:36 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Laurence Harman and Peggy Harman

20395 Rd 1

Dos Palos, CA 93620

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

Laurence Harman and Peggy Harman

20395 Rd 1

Dos Palos, CA 93620

File No. 100228AM

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### STATUTORY WARRANTY DEED

**Michael A. Lockrem,**

Grantor(s), hereby convey and warrant to

**Laurence Harman and Peggy Harman, 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:

**Beginning at the Southeasterly corner of Lot A, SUNSET BEACH, Klamath County, Oregon; thence South 42°41' West along the Southeasterly line of said Lot A a distance of 125.40 feet, to a point on the highwater line of Upper Klamath Lake; thence North 54°00'43" West along said highwater line a distance of 160.67 feet; thence North 16°16'36" West a distance of 71.59 feet; thence South 87°39' East a distance of 171.57 feet to a point on the Northeasterly line of said Lot A; thence South 44°52' East along the Northeasterly line of said Lot A a distance of 90.22 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$50,000.00**.

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 20<sup>TH</sup> day of APRIL, 2016

Michael A. Lockrem  
Michael A. Lockrem

State of Oregon } ss  
County of Klamath }

On this 20<sup>th</sup> day of April, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Michael A. Lockrem, 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.

Debbie Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Co.  
Commission Expires: 9-8-17

