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NO PART OF ANY STEVENS-NESS FORM MAY BE

2016-004382

Klamath County, Oregon



00185762201600043820020024

04/29/2016 12:27:09 PM

Fee: \$47.00

SPACE RESE
FOR
RECORDER:

Returned at Counter

Cher L Dolan

PO 869

Gilchrist OR 97737

Grantor's Name and Address

Anna M Dolan

PO Box 1115

Creswell OR 97426

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Anna M Dolan

PO Box 1115

Creswell OR 97426

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

Anna M Dolan

PO Box 1115

Creswell OR 97426

KNOW ALL BY THESE PRESENTS that **WARRANTY DEED** Cher L Dolanhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Anna M Dolan,
a married woman

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, to-wit:

R-2408-036A0-00400-000
Acct # R 149752

See attached Parcel 1

(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. 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. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

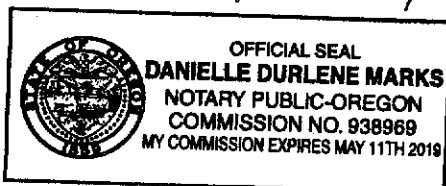
In witness whereof, the grantor has executed this instrument on April 11, 2014; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on April 11th 2014

by Cher Lynn Dolan



Notary Public for Oregon

My commission expires May 11 2019

PARCEL 1:

A tract of land situate in the N1/2 N1/2 NE1/4 of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 36 which is West a distance of 210.0 feet from the Northeast corner thereof, said point being the Northwest corner of parcel conveyed to Alvie E. Bishop, et ux, by Deed recorded in Volume 350, page 346, Deed Records of Klamath County, Oregon; thence continuing West along the North line of Section 36 a distance of 1587.5 feet, more or less, to the Northeast corner of tract conveyed to Douglas E. Stumbaugh, et ux, by Deed recorded in Volume M80, page 23349, Microfilm Records of Klamath County, Oregon; thence South, along the East line of last mentioned tract, a distance of 662.17 feet to the South line of the N1/2 N1/2 N1/2 of said Section 36; thence East along said South line to its intersection with the Westerly line of Tract conveyed to Darlene Tierce and Deanna K. Bidwell by Deed recorded in Volume M83, page 16580, Microfilm Records of Klamath County, Oregon; thence North 39 degrees 37' East along the Westerly line of last mentioned tract a distance of 858.25 feet, more or less, to the point of beginning.

TOGETHER WITH: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the NW1/4 and NW1/4 NE1/4 (NW1/4 and NE1/4 NW1/4 by record) of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, and also together with an easement for roadway purposes and utilities over and across the Westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in Volume M74, page 10464, Deed Records of Klamath County, Oregon.