

**2016-005726**

Klamath County, Oregon

06/01/2016 03:00:23 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James K Sepkovic8971 Split Rail RoadLa Pine, OR 97739Until a change is requested all tax statements  
shall be sent to the following address:James K Sepkovic8971 Split Rail RoadLa Pine, OR 97739File No. 101181AM

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**STATUTORY WARRANTY DEED****Elizabeth A. Matchette,**

Grantor(s), hereby convey and warrant to

**James K Sepkovic ,**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 W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89°46'39" East 662.79 feet; thence  
North 00°17'12" West 1646 feet to the true point of beginning; thence North 00°17'12" West 329.70  
feet; thence East 660.39 feet; thence South 00°21'34" East 329.1 feet; thence West 660.79 feet to the true  
point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-02700-01000-000

The true and actual consideration for this conveyance is \$220,500.00.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:

Return to: AmeriTitle

*Elizabeth Matchette*  
5/27/16

Page 2 Statutory Warranty Deed  
Escrow No. 101181AM

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 27 day of May 2016

Elizabeth A. Matchette  
Elizabeth A. Matchette

State of Washington } ss  
County of Stevens }

On this 27 day of May, 2016, before me, Andrea Marie Arnold, a Notary Public in and for said state, personally appeared Elizabeth A. Matchette, 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.



Andrea Marie Arnold  
Notary Public for the State of Washington  
Residing at: 401 S. Park, Chewelah  
Commission Expires: Sept 28, 2019