



2016-005895
Klamath County, Oregon
06/06/2016 12:18:21 PM
Fee: \$47.00

3539 Heathrow Way, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Katherine Louise Wayne and Sandra Linn Wayne, now known as
Sandra Linn Webb

GRANTEE'S NAME:
Timber Circle, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Timber Circle, LLC, an Oregon limited liability company
PO Box 4506
Medford, OR 97504

SEND TAX STATEMENTS TO:
Timber Circle, LLC, an Oregon limited liability company
PO Box 4506
Medford, OR 97504

R309204 and R309213
29217 Arnel Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Katherine Louise Wayne and Sandra Linn Wayne, now known as Sandra Linn Webb, as tenants in common, Grantor, conveys and warrants to Timber Circle, LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 235 and 238, Third Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$87,000.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-3-2016

Katherine Louise Wayne
Katherine Louise Wayne

Sandra Linn Wayne-Webb
Sandra Linn Wayne-Webb

STATUTORY WARRANTY DEED

(continued)

State of Oregon
County of Jackson

This instrument was acknowledged before me on June 3, 2016 by Katherine Louise Wayne and Sandra Linn Wayne, now known as Sandra Linn Webb.

Cordeia A. Craner
Notary Public - State of Oregon

My Commission Expires: 6-7-17

