



2016-006004
Klamath County, Oregon
06/08/2016 10:04:51 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Billie J. Patrick

P.O. Box 5

Bonanza, OR 97623

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

Billie J. Patrick

P.O. Box 5

Bonanza, OR 97623

File No. 99191AM

STATUTORY WARRANTY DEED

Michael O. McClellan and Georgia Annette McClellan, who acquired title as Annette McClellan, as Tenants by the Entirety Grantor(s), hereby convey and warrant to

Billie J. Patrick ,

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 SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89° 58' 36" East 1319.48 feet from the West 1/4 corner of said Section 29; thence North 00° 17' 46" East along the West line of said SE 1/4 of the NW 1/4 115.59 feet; thence North 73° 20' 20" East 957.96 feet; thence South 16° 39' 40" East 300.00 feet; thence South 73° 20' 20" West 1049.43 feet to the West line of the said NE 1/4 of SW 1/4; thence North 00° 17' 46" East 198.04 feet to the point of beginning.


The true and actual consideration for this conveyance is **\$195,000.00.**

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 7 day of June, 2016.

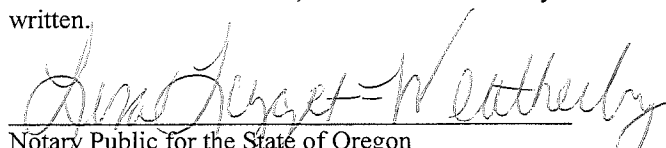

Michael O. McClellan


Georgia Annette McClellan

State of Oregon } ss
County of Klamath }

On this 7 day of June, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Michael O. McClellan and Georgia Annette McClellan, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-2016

