



2016-006874  
Klamath County, Oregon  
06/29/2016 03:12:54 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Susan E. Ward

1501 SW Jordan Street

Grants Pass, OR 97526

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

Susan E. Ward

1501 SW Jordan Street

Grants Pass, OR 97526

File No. 79845AM

### STATUTORY WARRANTY DEED

**Mark C. Keith,**

Grantor(s), hereby convey and warrant to

**Susan E. Ward ,**

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 parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:**

**Beginning at the Northwest corner of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1.**

**Thence, South 89°06'13" East along the North line of said South 1/2, a distance of 125.00 feet.**

**Thence, South 0°03'56" West, a distance of 94.33 feet to a 5/8" rebar.**

**Thence, North 74°47'26" East, a distance of 20.62 feet to a 5/8" rebar.**

**Thence, South 15°12'34" East, a distance of 87.54 feet to a 5/8" rebar on the North right-of-way of Crescent Lake Road (State Highway 429).**

**Thence, South 74°00'56" West along said right-of-way, a distance of 174.75 feet more or less to the West Line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 1.**

**Thence; North 0°03'56" East along said West line, a distance of 223.46 feet to the Point of Beginning of this description.**

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

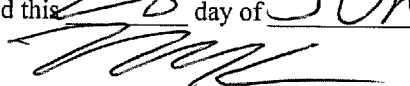
**R-2406-001AA-00200-000**

The true and actual consideration for this conveyance is **\$125,000.00.**

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:

Return to:  
**AmeriTitle**


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 28 day of June 2016  


Mark C. Keith

State of Oregon } ss  
County of Umatilla }

On this 28<sup>th</sup> day of June, 2016, before me, Larissa Mae Ritzer a Notary Public in and for said state, personally appeared Mark C. Keith, 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: Oregon

Commission Expires: 7/23/2019

