



2016-006997  
Klamath County, Oregon  
07/01/2016 11:09:32 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas Andersen and Donna Andersen

11616 Bliss Road

Bonanza, OR 97623

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

Thomas Andersen and Donna Andersen

11616 Bliss Road

Bonanza, OR 97623

File No. 110651AM

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### STATUTORY WARRANTY DEED

**Joseph Sergi and Semone Sergi, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Thomas Andersen and Donna Andersen, as Tenants by the Entirety**

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:

**The NE1/4 SE1/4 of Section 26, Township 37 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon,**

**AND**

**That portion of the W1/2 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, that lays Westerly of the County Road.**

**EXCEPTING THEREFROM that portion of the SW1/4 SW1/4 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, described as follows:**

**All of the land lying South and West of the rocky bluff running Northwest and Southeast through said SW1/4 SW1/4 and further described as beginning on the West line of said SW1/4 SW1/4 at a point approximately 930 feet North of the Southwest corner of said SW1/4 SW1/4; thence South and East along the line of said rocky bluff to a point on the South line of said SW1/4 SW1/4, 225 feet, more or less, Easterly from the Southwest corner of said SW1/4 SW1/4; thence West along said South line 225 feet, more or less, to said Southwest corner; thence North along the West line of said SW1/4 SW1/4 930 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$250,000.00.

CURRENT YEAR'S TAXES, A LIEN IN AN AMOUNT TO BE DETERMINED BUT NOT YET DUE AND PAYABLE

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 30 day of June, 2016.

Joseph Sergi  
Joseph Sergi

Semone Sergi  
Semone Sergi

State of OREGON } ss  
County of CLATSOP }

On 30 this 30th day of June, 2016, before me,  
Lynda West a Notary Public in and for said state, personally appeared Joseph Sergi and Semone Sergi, 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.

Lynda West  
Notary Public for the State of OREGON  
Residing at: CLATSOP  
Commission Expires: 2-10-17

