



2016-007323  
Klamath County, Oregon  
07/12/2016 09:43:32 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DeLyle D. Diaz and Danielle M. Diaz

PO Box 676

Merrill, OR 97633

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

DeLyle D. Diaz and Danielle M. Diaz

PO Box 676

Merrill, OR 97633

File No. 113261AM

### STATUTORY WARRANTY DEED

**Sherry E. McManus,**

Grantor(s), hereby convey and warrant to

**DeLyle D. Diaz and Danielle M. Diaz, husband and wife,**

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 S1/2 SW1/4 NW1/4, NW1/4 SW1/4 of Section 28, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**The S1/2 SE1/4 NE1/4, NE1/4 SE1/4, of Section 29, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

**That portion of the SW1/4 SW1/4 of Section 28 and the SE1/4 SE1/4 of Section 29, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North and Northeasterly of the centerline of the Pope - Flesher Ditch, said centerline being more particularly described as follows:**

**Beginning at a point on the West line of the SE1/4 SE1/4 of Section 29 which is North a distance of 704 feet, more or less, from the Southwest corner of said SE1/4 SE1/4, thence South 89°28'19" East a distance of 2337.0 feet, more or less, to a point, thence South 51°08'15" East a distance of 1060.0 feet, more or less, to its intersection with the South line of the SE1/4 SW1/4 of Section 28.**

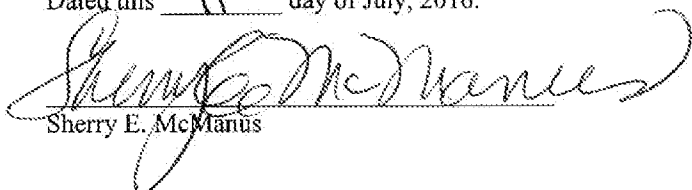
The true and actual consideration for this conveyance is \$285,000.00.

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:

**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.

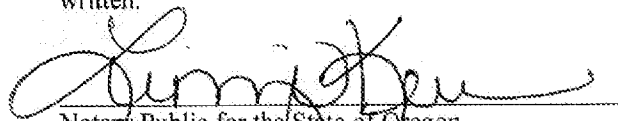
Dated this 11<sup>th</sup> day of July, 2016.

  
Sherry E. McManus

State of Oregon} ss  
County of Klamath}

On this 11 day of July, 2016, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Sherry E. McManus, 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 County  
Commission Expires: March 16, 2018

