



2016-007843
Klamath County, Oregon
07/25/2016 03:33:24 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chramayne M. Macklin

4623 Winter Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements

shall be sent to the following address:

Chramayne M. Macklin

4623 Winter Avenue

Klamath Falls, OR 97603

File No. 101572AM

STATUTORY WARRANTY DEED

Brenda A. Frank,

Grantor(s), hereby convey and warrant to

Chramayne M. Macklin ,

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 in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the said S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which lies North 331.4 feet and North 88°57' East 98.55 feet from the Southwest corner thereof; thence continuing North 88°57' East a distance of 98.55 feet, more or less to the Southwest corner of that certain tract conveyed by J.N. Stiles, et ux., to J. Earl Henning, by deed dated March 4, 1949, recorded March 31, 1949; thence North 0°43' West along the Westerly line of said tract conveyed to J. Earl Henning, a distance of 331.2 feet to the North line of said S1/2 SE1/4 NW1/4; thence South 88°58" West along the North line of said S1/2 SE1/4 NW1/4 a distance of 98.55 feet; thence South 0°43' East 331.3 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Klamath County for road purposes in Deed recorded September 1, 1960 in Volume 323, page 682, Deed Records of Klamath County, Oregon.

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:

2016-2017 Real Property Taxes, a lien 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 22 day of July, 2016.

Brenda A. Frank
Brenda A. Frank

State of Oregon } ss
County of Omatilla)

On this 22 day of July, 2016, before me, Stacey Bailey a Notary Public in and for said state, personally appeared Brenda A. Frank, 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.

Stacey Bailey
Notary Public for the State of Oregon
Residing at: Pendleton, OR
Commission Expires: 3/13/2018

