



2016-007990
Klamath County, Oregon
07/28/2016 12:43:35 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Garry A. Renicker
30145 O'Neil Dr
Klamath Falls, OR 97601

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

Garry A. Renicker
30145 O'Neil Dr
Klamath Falls, OR 97601
File No. 116831AM

STATUTORY WARRANTY DEED

Kenneth D. Swanson also known as Kenneth Dwight Swanson,

Grantor(s), hereby convey and warrant to

Garry A. Renicker ,

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:

Parcel 1:

A parcel of land situated in Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 39, Tract A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence South in a straight line to the Northerly bank of Pitt Creek (Varney Creek); thence Southwesterly along the Northerly bank of Pitt Creek 308 feet to an iron pin; thence North 156 feet to an iron pin; thence North 60 degrees East 121 feet along the Southeast boundary of O'Neil Drive to a point intersecting the South boundary of Lot 39; thence East 203 feet to the point of beginning.

Parcel 2:

Beginning at an iron pin at the Southeast corner of Lot 48, Tracts B and C, FRONTIER TRACTS, situated in the West 1/2 Section 10 and the SE 1/4 Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence due North along the East boundary of said Lot 48, 100 feet to an iron pin thence North 60 degrees East 140 feet along the Southerly boundary of O'Neil Drive, an unplatted roadway, to an iron pin; thence due South 156 feet to an iron pin on the North bank of Pitt (also called Varney) Creek; thence Westerly 128 feet along the North bank of said Pitt Creek to the point of beginning.

The true and actual consideration for this conveyance is \$10,000.00.

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 25th day of July, 2016


Kenneth Dwight Swanson

State of Colorado } ss
County of Larimer }

On this 25th day of July, 2016, before me, Shirley Preuit a Notary Public in and for said state, personally appeared Kenneth Dwight Swanson, 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 Colorado
Residing at: Fort Collins, CO
Commission Expires: 08/19/19

