



THIS SPACE RESERVED

2016-008068

Klamath County, Oregon

07/29/2016 11:47:35 AM

Fee: \$47.00

After recording return to:

Darryl Strain

P. O. Box 7549

Klamath Falls, OR 97602

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

Darryl Strain

P. O. Box 7549

Klamath Falls, OR 97602

File No. 116553AM

STATUTORY WARRANTY DEED

John W. Foster III and Leslie M. Foster, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Darryl Strain ,

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:

**Lot 1, Block 78, 8TH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.**

Parcel 2:

**All that portion of the East 1/2 of the East 1/2 of Government Lot 9, Section 7, Township 36 South, Range 11
East of the Willamette Meridian, lying Southerly of Drews Ranch Road and Northerly of the Sprague River.**

The true and actual consideration for this conveyance is \$12,000.00.

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 26th day of July, 2016.

John W. Foster III
John W. Foster III

Leslie M. Foster
Leslie M. Foster

State of OR } ss
County of Klamath }

On this 26th day of July, 2016, before me, Debbie Sinnock, a Notary Public in and for said state, personally appeared John W. Foster III and Leslie M. Foster, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

