



2016-008328
Klamath County, Oregon
08/05/2016 03:52:08 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James P. Kerley and Amy L. Kerley

9726 Hwy 140 E

Klamath Falls, OR 97603

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

James P. Kerley and Amy L. Kerley

9726 Hwy 140 E

Klamath Falls, OR 97603

File No. 111555AM

STATUTORY WARRANTY DEED

William D. McCabe and Linda J. McCabe, as Trustee of the William D. McCabe Trust, executed May 7, 1992, as to an undivided 1/2 interest, and Linda J. McCabe and William D. McCabe, as Trustee of the Linda J. McCabe Trust, executed May 7, 1992, as to an undivided 1/2 interest.,

Grantor(s), hereby convey and warrant to

James P. Kerley and Amy L. Kerley, 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:

A parcel of land situated in Section 8 of Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the section corner common to Sections 8, 9, 16 and 17, and running thence South 89°57' West along the section line between Sections 8 and 17 1979.70 to the Southwest corner of the E1/2 SW1/4 SE1/4 of Section 8, thence North 0°33' East to the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence Southeasterly along said highway right of way to the East line of Section 8; thence Southerly along said section line to the point of beginning.

The true and actual consideration for this conveyance is \$318,000.00.

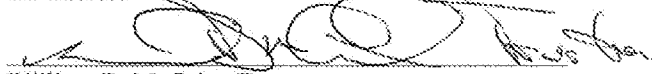
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

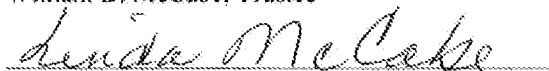
2016-2017 Real Property Taxes, a lien not yet due and payable

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.

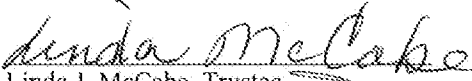
Dated this 5 day of August, 2016.


William D. McCabe and Linda J. McCabe, as Trustee of the William D. McCabe Trust, executed May 7, 1992, as to an undivided 1/2 interest


William D. McCabe, Trustee


Linda J. McCabe Trustee

Linda J. McCabe and William D. McCabe, as Trustee of the Linda J. McCabe Trust, executed May 7, 1992, as to an undivided 1/2 interest.

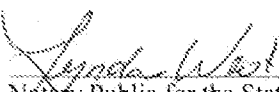

Linda J. McCabe, Trustee


William D. McCabe, Trustee

State of Oregon) ss
County of Klamath)

On this 5 day of August, 2016, before me, Lynda West, a Notary Public in and for said state, personally appeared William D. McCabe and Linda J. McCabe, 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
Commission Expires: 2-10-17

