



2016-008393
Klamath County, Oregon
08/09/2016 11:06:03 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lowell Eugene Baney and Lois Elaine Baney, Trustees
of The Baney Family Revocable Trust

1680 Cove Point Road

Klamath Falls, OR 97601

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

Lowell Eugene Baney and Lois Elaine Baney, Trustees
of The Baney Family Revocable Trust

1680 Cove Point Road

Klamath Falls, OR 97601

File No. 103001AM

STATUTORY WARRANTY DEED

Richard H. Otteman and Jean I. Otteman as Trustees of the Richard H. and Jean I. Otteman Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Lowell Eugene Baney and Lois Elaine Baney, Trustees of The Baney Family Revocable Trust ,

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:

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4 degrees 00' West a distance of 56.5 feet and North 64 degrees 07' West a distance of 42.2 feet and North 26 degrees 41' West a distance of 63 feet and North 19 degrees 22' West a distance of 268.2 feet from the iron pin which marks the quarter section corner a common to Sections 1 and 12, Township 38 South, Range 8 East, Willamette Meridian, in Klamath County, Oregon and running thence: North 23 degrees 38' West a distance of 194.3 feet to an iron pin; thence North 66 degrees 40' East a distance of 143.35 feet to an iron pin; thence South 73 degrees 40' East a distance of 86.2 feet to an iron pin; thence South 52 degrees 10' East a distance of 101.05 feet to an iron pin; thence South 41 degrees 20' East a distance of 37 feet to an iron pin; thence South 63 degrees 23' West a distance of 269 feet, more or less, to the point of beginning, said tract in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$500,000.00.**

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

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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

4th day of Aug. 2016

The Richard H. & Jean I. Otteman Revocable Living Trust

By: Richard H. Otteman, Trustee
Richard H. Otteman, Trustee

By: Jean I. Otteman, Trustee
Jean I. Otteman, Trustee

State of Oregon, ss:

County of Klamath

On this 4 day of July, 2016, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Richard H. Otteman and Jean I. Otteman, Trustees of the Richard H. and Jean I. Otteman Revocable Living Trust, 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.

Heather Sciurba

Notary Public for the State of Oregon

Residing at: Klamath Falls OR
Commission Expires: Jan 9 2018

