

# 2016-008478

Klamath County, Oregon 08/10/2016 02:24:34 PM

Fee: \$52.00

#### THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to: Curtis W. Stinson				
La Pine, QR	97739			
shall be sent to Curtis W. Sti				
PO Box 3213	<b>,</b>			
La Pine, OR	97739			
File No.	113800AM			

## STATUTORY WARRANTY DEED

#### Joseph Brock,

Grantor(s), hereby convey and warrant to

## Curtis W. Stinson,

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:

The N1/2 NE1/4 SW1/4 and the N1/2 S1/2 NE1/4 SW1/4 of Section 10, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon. SAVING AND EXCEPTING that portion lying within the right of way of Beal Road.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-01000-00800-000

The true and actual consideration for this conveyance is \$249,900.00.

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 9 day of A	zsile.	7, 1/2	
+		_/(	J
Joseph Brock			
V			•
State of	_} ss		
County of	.}		4
On this day of	, 20, before me,		, a Notary
Public in and for said state, personall	y appeared Joseph Broo	ck – . known or identifi	ed to me to be the
person(s) whose name(s) is/are subsche/she/they executed same.	ribed to the within Instru	ument and acknowledge	ed to me that
IN WITNESS WHEREOF, I have here	nto set my hand and aff	ixed my official seal the	day and year in this
certificate first above written.	PLEASE		ady date your in time
A 4/ 7	SEE ATTACH	(Eu)	
	ACKNOWLEDGEM-	$\sim$	
	bublic for the State of		
Residing			
Commis	sion Expires:	Y.	

PLEASE SEE ATTACHED ACKNOWLEDGEMENT/JURAT

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

	icate verifies only the identity of the individual who signed the of the truthfulness, accuracy, or validity of that document.
State of California ) County of San Joaquin )	
On $8-9-16$ before me, Kevin Byrd Notary	Public, personally appeared
Joseph	Brode
•	
to the within instrument and acknowledged to me	ce to be the person(s) whose name(s) is/are subscribed that he/she/they executed the same in his/her/their gnature(s) on the instrument the person(s), or the entity the instrument.
KEVIN BYRD  COMM. #2140018  Notary Public - California	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.
Signature _	1 Byd
Place Notary Seal Above	Signature of Notary Public
hough this section is optional, completing this inform	nation can deter alteration of the document or fraudulent to an unintended document.
Description of Attached Document Title or Type of Document: <u>しゃいゃん</u> <u>くん</u> Number of Pages: Signer(s) Other Than N	Document Date:
Capacity(ies) Claimed by Signer(s)	
Corporate Officer — Title(s):	Signer's Name: Corporate Officer — Title(s):
Partner — □ Limited □ General Individual □ Attorney in Fact	Partner — □ Limited □ General Individual □ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
□ Other:	Othjer:
Signer Is Representing:	Signer Is Representing: