



**2016-009265**  
Klamath County, Oregon  
08/30/2016 11:25:00 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jamie Ongman and Darcy Ongman  
24709 Stateline Road  
Malin, OR 97632

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

Jamie Ongman and Darcy Ongman  
24709 Stateline Road  
Malin, OR 97632

File No. 117420AM

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### STATUTORY WARRANTY DEED

**Timothy C. Ebner and Katie M. Ebner, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Jamie Ongman and Darcy Ongman 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:

**That portion of Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the Quarter (1/4) corner common to Sections 13 and 14 of said Township 41 South, Range 11 East of the Willamette Meridian; thence South 0°01'13" East along the section line common to said Sections 13 and 14, said section line also being the centerline of Gaines Road, a distance of 1651.66 feet to the point of intersection with the centerline of State Line Road, said centerline of State Line Road being the common boundary between the States of Oregon and California; thence North 89°07'24" West along said centerline of State Line Road and the common boundary between the States of Oregon and California a distance of 235.28 feet to a point and True Place of Beginning; thence continuing North 89°07'24' West along said centerline a distance of 812.57 feet to a point; thence North 0°39'30" East and passing through an iron pin 30.00 feet therefrom, a distance of 298.04 feet to an iron pin; thence South 89°07'24" East and parallel to said centerline of State Line Road a distance of 812.57 feet to an iron pin; thence South 0°39'30" West and passing through an iron pin 268.04 feet therefrom, a distance of 298.04 feet to the point of intersection with the said centerline of State Line Road and true point of beginning.**

**EXCEPTING THEREFROM the Southerly 30.00 feet for public right-of-way purposes.**

The true and actual consideration for this conveyance is **\$378,000.00.**

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 26 day of Aug., 2016.

Timothy C. Ebner  
Timothy C. Ebner

Katie M. Ebner  
Katie M. Ebner

State of Oregon } ss  
County of Klamath }

On this 26 day of August, 2016, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Timothy C. Ebner and Katie M. Ebner, 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 Anne Sciurba  
Notary Public for the State of Oregon

Residing at: Klamath Falls

Commission Expires: Jan 9 2018

