



2016-009554
Klamath County, Oregon
09/08/2016 02:27:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Renan S. Davis and Clark D. Hafler

15109 Broyles Avenue

Klamath Falls OR 97601

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

Renan S. Davis and Clark D. Hafler

Same as above

File No. 78311AM

STATUTORY WARRANTY DEED

William Boehme,

Grantor(s), hereby convey and warrant to

Renan S. Davis and Clark D. Hafler, not as tenants in common but with rights of survivorship,

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 portion of Lot 1 in Block 1 of Riverside Addition to Keno, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence Northwesterly along the Southerly line of Lot 1 a distance of 165.5 feet to the true point of beginning; thence Northeast parallel to and 20 feet from the Westerly line of said lot, when measured at right angles, to the Northerly line of said Lot 1; thence Northwesterly to the Northwest corner of said Lot 1; thence Southwesterly along the West line of said lot to the South line thereof; thence Southeasterly to the point of beginning.

Also, Lot 2 in Block 1 of Riverside Addition to Keno, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$187,500.00**.

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 6th day of September, 2016.

William Boehme
William Boehme

State of California } ss
County of San Joaquin }

On this 6 day of September, 2016, before me, Sha Pierson, Notary Public a Notary Public in and for said state, personally appeared William Boehme, 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.

Sha Pierson
Notary Public for the State of California
Residing at: San Joaquin County
Commission Expires: 7/16/19

