

**2016-009710****Klamath County, Oregon**

09/13/2016 01:32:00 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kegan Drake and Stephanie Drake4517 Winter AvenueKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Kegan Drake and Stephanie Drake4517 Winter AvenueKlamath Falls, OR 97603File No. 106141AM

STATUTORY WARRANTY DEED**James L. Fisher,**

Grantor(s), hereby convey and warrant to

Kegan Drake and Stephanie Drake, as tenants by the entiretyGrantee(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 the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South Range 9
East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:****Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and
North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner
common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running
thence; continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1 degree 12' West
parallel to the section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S1/2
SW1/4 NW1/4 of Section 11; thence South 88° 58' West along the said North line of the S1/2 SW1/4 NW1/4
of Section 11, a distance of 135.0 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet,
more or less, to the point of beginning of said tract, in the S 1/2 SW1/4 NW1/4 of Section 11, Township 39
South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip of land 30 feet
wide along the Southerly side of said tract.****EXCEPTING THEREFROM that portion lying within Winter Avenue.**The true and actual consideration for this conveyance is **\$224,900.00.**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

7th day of Sept 2016

James L. Fisher
James L. Fisher

State of Oregon } ss
County of Klamath }

On this 7 day of September, 2016, before me, Heather Sciurba a Notary Public in and for said state, personally appeared James L. Fisher, 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: January 9, 2018

