



2016-009763
Klamath County, Oregon
09/14/2016 02:53:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard S. Fairclo and C. Sharon Fairclo

409 Pine St

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Richard S. Fairclo and C. Sharon Fairclo

409 Pine St

Klamath Falls, OR 97601

File No. 116576AM

STATUTORY WARRANTY DEED

James R. McPherson,

Grantor(s), hereby convey and warrant to

Richard S. Fairclo and C. Sharon Fairclo, 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:

A portion of Government Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Westerly right of way line of State Highway 427 and the Northerly line of Government Lot 15; thence Southerly along the Westerly line of said Highway .34 feet to the true point of beginning; thence continuing South along the Westerly line of said Highway 150 feet; thence West and parallel with the North line of Government Lot 15 to the Easterly line of Agency Lake; thence Northerly along the Easterly line of Agency Lake to a point that is due West of the true point of beginning; thence East 470 feet more or less to the true point of beginning.

The true and actual consideration for this conveyance is **\$277,000.00.**

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 13th day of September, 2016

James R. McPherson, by Joel Thomas McPherson, attorney in fact
James R. McPherson, by Joel Thomas McPherson, attorney in fact

State of OREGON } ss
County of Klamath }

On this 13th day of September, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Joel Thomas McPherson, as attorney in fact for James R. McPherson, 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.

Twila Jean Pellegrino
Notary Public for the State of oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

