



2016-010106

Klamath County, Oregon

09/23/2016 11:48:00 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Jon M. Sheppard and Rita A. Sheppard

120 Juanita Dr

Jacksonville, OR 97530

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

Jon M. Sheppard and Rita A. Sheppard

120 Juanita Dr

Jacksonville, OR 97530

File No. 129693AM

STATUTORY WARRANTY DEED

LaDean P. Lough, Trustee of the LaDean P. Lough Revocble Living Trust dated August 3, 2004,

Grantor(s), hereby convey and warrant to

Jon M. Sheppard and Rita A. Sheppard, 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:

The NW1/4 of the SW1/4 in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the North 545 feet of said NW1/4 of the SW1/4 of Section 34 and, EXCEPTING THEREFROM the following: Beginning at the SE corner of the NW1/4 of the SW1/4 of said Section 34; thence North along the East line of said NW1/4 of the SW1/4, a distance of 258.7 feet; thence West parallel to the South line of Section 34, a distance of 208.7 feet; thence North and parallel to the East line of said NW1/4 of the SW1/4 a distance of 208.7 feet; thence West and parallel to the South line of Section 34, a distance of 208.7 feet; thence South and parallel to the East line of the NW1/4 of the SW1/4 a distance of 258.7 feet; thence East and parallel to the South line of said Section a distance of 208.7 feet; thence South and parallel to the East line of said NW1/4 of the SW1/4 a distance of 208.7 feet; thence East along the South line of Section 34 a distance of 208.7 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land in the NW1/4 SW1/4, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said NW1/4 SW1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East, parallel with the North line of said NW1/4 SW1/4 to a point on the East line of said NW1/4 SW1/4; thence South on said East line a distance of 30.0 feet; thence West, parallel with the North line of said NW1/4 SW1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$40,000.00.

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 23rd day of Sept., 2016.

The LaDean P. Lough Revocable Living Trust

By: LaDean P. Lough
LaDean P. Lough, Trustee

State of OR } ss
County of Klamath

On this 23rd day of Sept., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared LaDean P. Lough, Trustee of The LaDean P. Lough Revocable Living Trust dated August 3, 2004, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

