



THIS SPACE RES

2016-010450
Klamath County, Oregon
09/30/2016 03:56:00 PM
Fee: \$47.00

After recording return to:

Richard S. Fairclo and C. Sharon Fairclo
409 Pine Street Ste. 209
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 Street Ste. 209
Klamath Falls, OR 97601
File No. 131314AM

STATUTORY WARRANTY DEED

Nicholas John Rush Berchem,

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:

Part of Government Lots 10 and 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is on the Westerly right of way of the old Dalles-California Highway and which point is North 99.66 feet from the intersection of the Westerly right of way line of said Highway and the North line of Government Lot 15; thence South along said right of way line 100 feet; thence Westerly at right angles to said Highway to the East bank of Upper Klamath Lake, also known as Agency Lake; thence Northerly along said Lake to its intersection with a line that is parallel to and 99.66 feet North of the North line of Government Lot 15; thence East along said line to the Westerly right of way line of aforesaid Highway and the true point of beginning.

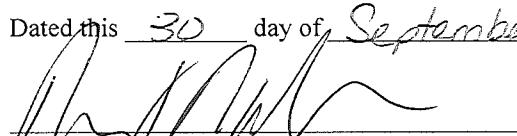
The true and actual consideration for this conveyance is **\$87,000.00**.

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 30 day of September, 2016.

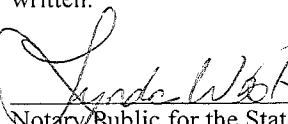


Nicholas John Rush Berchem

State of Oregon } ss
County of Klamath }

On this 30 day of September, 2016, before me, Lynda West a Notary Public in and for said state, personally appeared Nicholas John Rush Berchem, 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.



Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 2-15-17

