



2016-010487
Klamath County, Oregon
10/03/2016 03:16:00 PM
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Aleana and William Raycraft

PO Box 1235

La Pine, OR 97739

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

Aleana and William Raycraft

PO Box 1235

La Pine, OR 97739

File No. 131857AM

STATUTORY WARRANTY DEED

Neal Johnson and Judy Johnson, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Aleana Mae Raycraft and William George Raycraft 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:

Beginning at an iron pin on the East line of said Section 16, said point being S 00° 07' 30" West a distance of 366.98 feet from the NE corner of the SE1/4NE1/4 of said Section 16; thence West a distance of 685.98 feet to an iron pin; thence South a distance of 317.97 feet to an iron pin; thence East a distance of 685.29 feet to an iron pin on the East line of said Section 16; thence N 00°07'30" E along the East line of said Section 16 a distance of 317.97 feet to the point of beginning, situated in the SE1/4NE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Survey no. 1118 recorded in the office of the Klamath County Surveyor.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-016A0-04500-00

The true and actual consideration for this conveyance is \$60,000.00.

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

Return to:



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 29 day of September, 2016

✓ [Signature]
Neal Johnson

✓ [Signature]
Judy Johnson

State of Oregon } ss
County of Washington }

On this 29 day of Sept, 2016, before me, Jennifer Frenette, a Notary Public in and for said state, personally appeared Neal Johnson and Judy Johnson, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that 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.

[Signature]
Notary Public for the State of Oregon
Residing at: 111111 Oregon
Commission Expires: 6/29/2018

