

Leland Russell
Returned at Counter

BLBL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2016-010684

Klamath County, Oregon



00193393201600106840020026

10/07/2016 02:09:47 PM

Fee: \$47.00

NICHOLAS SCHENCK
11627 SPARROW HAWK DR
BONAZA OR 97623

Grantor's Name and Address

LELAND RUSSELL
1595 HILFiker dr Arcata CA
95521

Grantee's Name and Address

After recording, return to (Name and Address):

Same LELAND RUSSELL
1595 HILFiker dr
Arcata CA 95521

Until requested otherwise, send all tax statements to (Name and Address):

Same Leland Russell
1595 Hilfiker
Arcata CA 95521

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - STATUTORY FORM

NICHOLAS SCHENCK, Grantor,
conveys and warrants to Leland Russell LELAND RUSSELL, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in
County, Oregon:

SEE EXHIBIT A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 6,000 (Here, comply with the requirements of ORS 93.030.)

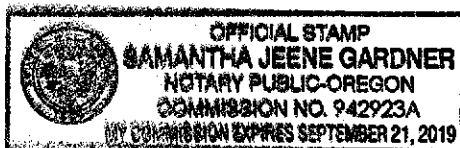
DATED 10-7-16; any signature on behalf of a business or other entity is made with the
authority of that entity.

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 DETER-
MINE 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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on October 07, 2016
by Nicholas Schenck

This instrument was acknowledged before me on
by
as
of



Samantha Jeene Gardner
Notary Public for Oregon
My commission expires September 21, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 in Block 115 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.