

2016-011298

Klamath County, Oregon

10/24/2016 02:02:01 PM

Fee: \$47.00



After recording return to:
Gary J. Merkel and Patricia J. Merkel,
Co-Trustees
153210 Collar Drive
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Gary J. Merkel and Patricia J. Merkel,
Co-Trustees
153210 Collar Drive
La Pine, OR 97739

File No.: 7064-2731913 (BC)
Date: September 01, 2016

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Steven M. Stewart and Carmen M. Stewart, Grantor, conveys and warrants to **Gary J. Merkel and Patricia J. Merkel, Co-Trustees of The Merkel Family Trust dated March 18, 1991**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 2 in Block 4 of Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

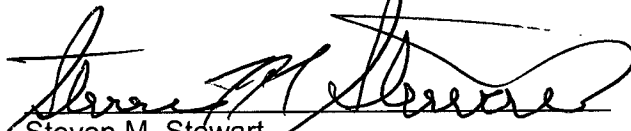
1. Taxes for the fiscal year 2016-2017 a lien due, but not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

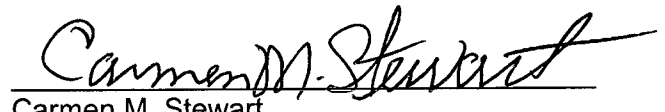
The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 17 day of October, 2016.


Steven M. Stewart


Carmen M. Stewart

STATE OF Oregon)
County of Deschutes) ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of October, 2016
by **Steven M. Stewart and Carmen M. Stewart.**





Notary Public for Oregon

My commission expires: 4/1/17