



2016-011489

Klamath County, Oregon

10/27/2016 02:58:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Sandra L. Kemper

PO Box 1085

Keno, OR 97627

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

Sandra L. Kemper

PO Box 1085

Keno, OR 97627

File No. 136532AM

STATUTORY WARRANTY DEED

Kenneth Edward Gobbin,

Grantor(s), hereby convey and warrant to

Sandra L. Kemper ,

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:

PARCEL 1:

Lots 24 and 28, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except that portion of Lot 24 as follows:

Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat, thence South 42° 47' 47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48° 25' 05" West 56.52 feet; thence North 42° 47' 47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82° 55' 26" East 69.60 feet to the point of beginning.

PARCEL 2:

That portion of Lot 23, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

The true and actual consideration for this conveyance is **\$100,000.00**.

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:

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 27th day of Oct., 2016.

Kenneth Edward Gobbin
Kenneth Edward Gobbin

State of OR } ss
County of KLAMATH }

On this 27th day of Oct., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Kenneth Edward Gobbin, 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: 4-8-17

