

THIS SPACE RESER

2016-011489

Klamath County, Oregon 10/27/2016 02:58:01 PM

Fee: \$47.00

After record	ing return to:		
Sandra L. I	Kemper		
PO Box 10	85		
Keno, OR	97627		
	to the follow	d all tax statements ing address:	
PO Box 10	85		
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:

Notary Public for the State of Residing at: KIAMIA+/1
Commission Expires:

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 _27/11 day of06+-	2016.		
WE M			
Kenneth Edward Gobbin		(1)	
S. O.	101		
State of $\frac{OR}{K/AMATh}$ } ss County of $\frac{K/AMATh}{R}$	N.		4.
On this 27+1 day of 00+, 20 said state, personally appeared Kenneth Edward)16, before me, <u>Vehit</u>	tified to me to be the new	_ a Notary Public in and for
subscribed to the within Instrument and acknowle IN WITNESS WHEREOF, I have hereunto set my	edged to me that he/she/th	ey executed same.	
written.	y hand and affixed my of	nciai seai ine day and year	In this contribate first above
Λ · Λ	(SSSSSS)	55555	3