



2016-011604

Klamath County, Oregon

10/31/2016 02:30:01 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

John Kegerreis and Christi Kegerreis

2355 Lomita Blvd Sp 4

Lomita, CA 90717

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

John Kegerreis and Christi Kegerreis

2355 Lomita Blvd Sp 4

Lomita, CA 90717

File No. 132730AM

STATUTORY WARRANTY DEED

Haskins & Company, Inc, an Oregon Corporation, which acquired title as Haskins and Co., Inc.,

Grantor(s), hereby convey and warrant to

John Kegerreis and Christi Kegerreis, 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 a point on the Centerline of Haskins Road, being accepted as the West line of said NW1/4SE1/4, said point being N. 00°39'36" E. 2184.0 feet from the South quarter corner of said Section 30, said quarter corner being marked by a P.K. nail 29.00 feet West of a 1" iron pipe as per Survey No. 1713 and Major Land Partition No. 3-88; thence S. 00°39'36" W., along said centerline, 369.86 feet; thence leaving said road and following along an existing fence line the following courses, N. 89°57'38" E. 91.42 feet, S. 04°13'50" E. 18.82 feet, S. 83°27'47" E. 297.52 feet, S. 15°49'55" W. 153.88 feet, S. 38°26'50" E. 90.95 feet, N. 76°48'51" E. 44.76 feet, N. 16°17'06" W. 93.98 feet and N. 84°45'20" E. 88.88 feet to a fence corner, thence leaving said fence S. 03°33'42" E. 190.05 feet to a fence corner; thence following said fence line N. 72°37'27" E. 151.52 feet and S. 23°31'01" E. 109.85 feet; thence leaving said fence and continuing S. 23°31'01" E. to a point on the South line of said NW1/4SE1/4; thence Easterly to the Southeast corner of said NW1/4SE1/4; thence Northerly, along the East line of said NW1/4SE1/4, to a point that bears East of the point of beginning; thence West to the point of beginning, with bearings based on said Survey No. 1723.

The true and actual consideration for this conveyance is \$49,350.00.

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 28 day of October 2016.

Haskins and Company Inc

By: Bruce C. Haskins
Bruce C. Haskins

State of Oregon}ss.
County of Klamath}

On this 28 day of October, , before me, ^{Lynda West} a Notary Public in and for said state, personally appeared Bruce C Haskins known to me to be the of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West
Notary Public for the State of Oregon
Residing at:
Commission Expires: 2-10-17

