



THIS SPACE RES

2016-011640

Klamath County, Oregon

11/01/2016 08:58:01 AM

Fee: \$47.00

After recording return to:

James A. Lloyd and Trudy A. Poling-Lloyd

2372 E. McAndrews Rd

Medford, OR 97504

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

James A. Lloyd and Trudy A. Poling-Lloyd

2372 E. McAndrews Rd

Medford, OR 97504

File No. 121164AM

STATUTORY WARRANTY DEED

Steven V. Bates and Christina M. Bates Trustees of the Bates Family Trust 2007,

Grantor(s), hereby convey and warrant to

James A. Lloyd and Trudy A. Poling-Lloyd, 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:

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

That part of the NE 1/4 of the SW 1/4 that lies North of the Sprague River Highway, in Section 35, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion described as follows:

Beginning at the C-W 1/16 corner of said Section 35; thence North 89°11'19" East along the North line of the NE 1/4 of the SW 1/4 of said Section 35 a distance of 191.97 feet; thence leaving said line, South 09°34'41" West 158.58 feet; thence South 29°15'22" West 88.68 feet to a point on the Northeasterly right of way line of Sprague River Road; thence North 64°53'27" West, along said Northeasterly right of way line, 135.00 feet to a point on the West line of the NE 1/4 of the SW 1/4 of Section 35; thence North 00°00'19" East 173.73 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within the Sprague River Road right of way.

The true and actual consideration for this conveyance is \$320,000.00.

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 October, 2016.

Steven V. Bates and Christina M. Bates Trustees of the Bates Family Trust 2007

By: Steven V. Bates
Steven V. Bates, Trustee

By: Christina M. Bates
Christina M. Bates, Trustee

State of Oregon} ss.
County of Klamath}

On this 27 day of October, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Steven V. Bates and Chritina M. Bates known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bates Family Trust 2007, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 10-19-2019

