



THIS SPACE RESERVED

2016-011947  
Klamath County, Oregon  
11/08/2016 03:43:01 PM  
Fee: \$47.00

After recording return to:

Stephen Strickland and Brittanie Moro  
9060 Prairie Dog Drive  
Bonanza, OR 97623

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

Stephen Strickland and Brittanie Moro  
9060 Prairie Dog Drive  
Bonanza, OR 97623

File No. 136004AM

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### STATUTORY WARRANTY DEED

**Rodney Osborn and Sarah Osborn,**

Grantor(s), hereby convey and warrant to

**Stephen Strickland and Brittanie Moro, not as Tenants in Common but with Rights of Survivorship,**

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:

**Lot 3 in Block 32 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
EXCEPTING THEREFROM: That portion deeded to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded April 29, 2013 by Instrument No.: 2013-004516**

The true and actual consideration for this conveyance is **\$75,000.00**.

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 4<sup>TH</sup> day of November, 2016.

Rodney Osborn  
Rodney Osborn

Sarah Osborn  
Sarah Osborn

State of OR } ss  
County of Klamath }

On this 4th day of Nov., 2016, before me, Debbie Sinnock, a Notary Public in and for said state, personally appeared Rodney Osborn and Sarah Osborn, 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: 9-8-17

