



THIS SPACE RESERVE

2016-012062
Klamath County, Oregon
11/10/2016 09:37:01 AM
Fee: \$47.00

After recording return to:

Sean J. Vandomelen

16731 Highway 66

Keno, OR 97627

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

Sean J. Vandomelen

16731 Highway 66

Keno, OR 97627

File No. 133177AM

STATUTORY WARRANTY DEED

Brett Setterlund and Shaunalyn Setterlund, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Sean J. Vandomelen ,

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:

A parcel of land situated in Government Lot 3 and the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

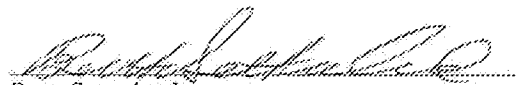
Beginning on the North line of Government Lot 3 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, at a point thereon distant 330 feet East from the Northwest corner of said Lot 3; thence South 1413.04 feet to the true point of beginning; thence East 299.98 feet to a point; thence South parallel to the West line of said Lot 3, 501.93 feet to the North right of way line of State Highway 66; thence Southwesterly along said North right of way line, 131.85 feet to a point; thence continuing Southwesterly along said North right of way line 197.63 feet to a point at the intersection of a line running North-South from the point of beginning; thence North 621.53 feet to the point of beginning, with bearings based on Minor Partition 20-83 as filed in the Klamath County Engineer's Office.

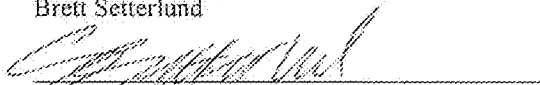
The true and actual consideration for this conveyance is **\$239,000.00.**

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.

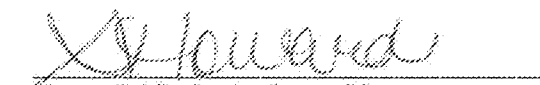
Dated this 9 day of Nov, 2016


Brett Setterlund


Shaunalyn Setterlund

State of Oregon } ss
County of Klamath }

On this 9th day of November, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Brett Setterlund and Shaunalyn ~~Setterlund~~, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 10-19-19

