



THIS SPACE RESERVED

2016-012150
Klamath County, Oregon
11/14/2016 02:58:01 PM
Fee: \$47.00

After recording return to:

Dena Beth Carter and Scott Edward Carter

1555 Tahoe Ct

Redding, CA 96001

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

Dena Beth Carter and Scott Edward Carter

1555 Tahoe Ct

Redding, CA 96001

File No. 132998AM

STATUTORY WARRANTY DEED

Russell E. Reed and Janice A. Reed,

Grantor(s), hereby convey and warrant to

Dena Beth Carter as to an undivided 1/2 interest and Scott Edward Carter as to an undivided 1/2 interest,

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 located in the Southeast One-Quarter (SE 1/4) of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Section 9, thence North 00° 03' 49" West, 681.14 feet along the East Line of said Section 9 to the true point of beginning:

Thence North 89° 57' 30" West, 663.42 feet;

Thence North 00° 05' 45" East, 679.13 feet;

Thence North 89° 52' 02" East, 661.53 feet to a point on the East line of said Section 9;

Thence South 00° 03' 49" East, 681.14 feet along said East line to the true point of beginning, containing 10.34 acres, more or less.

The true and actual consideration for this conveyance is **\$35,000.00**.

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 9th day of November, 2016.

X Russell E. Reed
Russell E. Reed

Janice A. Reed
Janice A. Reed

State of Oregon } ss
County of Lane }

On this 9th day of November, 2016, before me, Lee M. Caldwell a Notary Public in and for said state, personally appeared Russell E. Reed and Janice A. Reed, 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.

Lee M. Caldwell
Notary Public for the State of Oregon
Residing at: Lane County, OR
Commission Expires: 04.18.2017

