



THIS SPACE RESER

2016-012524

Klamath County, Oregon

11/22/2016 02:15:01 PM

Fee: \$47.00

After recording return to:

Jake B. Warner and Sarah M. McBee

5702 Pinnacle Place

Klamath Falls, OR 97603

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

Jake B. Warner and Sarah M. McBee

5702 Pinnacle Place

Klamath Falls, OR 97603

File No. 139082AM

STATUTORY WARRANTY DEED

Michael John Swanson,

Grantor(s), hereby convey and warrant to

Jake B. Warner and Sarah M. McBee, 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 23 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Stephen L. Cook by Deed recorded June 19, 2001 in Volume M01, page 29344, Microfilm Records of Klamath County, Oregon, to complete Lot Line Adjustment 11-01, described as follows:

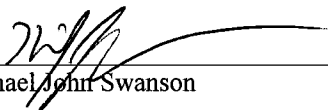
Beginning at the corner of Lot 22, Block 4 and said Lot 23, said point being on the right of way line of Pinnacle Place; thence South 64° 00' 55" West along the line common to said Lots 22 and 23, 127.69 feet; thence North 00° 12' 05" West along the West line of said Lot 23, 12.00 feet; thence North 69° 03' 27" East 122.94 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$175,000.00**.

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:

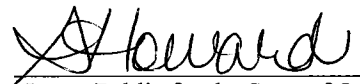
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 21st day of November, 2016.


Michael John Swanson

State of Oregon } ss
County of Klamath }

On this 21 day of November, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Michael John Swanson, 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, Oregon
Commission Expires: 10-19-19

