



THIS SPACE RESE

2016-012719

Klamath County, Oregon

11/30/2016 11:27:01 AM

Fee: \$47.00

After recording return to:

Tanner E. Dearing and Ashley Elliott

1505 McClellan Drive

Klamath Falls, OR 97603

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

Tanner E. Dearing and Ashley Elliott

1505 McClellan Drive

Klamath Falls, OR 97603

File No. 129233AM

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### STATUTORY WARRANTY DEED

**Linda K. Lafferty,**

Grantor(s), hereby convey and warrant to

**Tanner E. Dearing and Ashley Elliott, not as joint tenants but with right 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 94 of MOYINA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Saving and excepting therefrom the following described portion:**

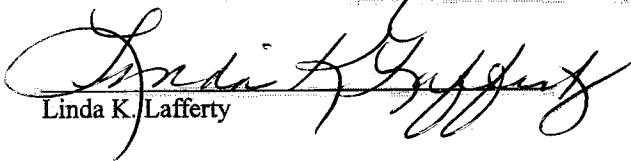
**Beginning at the Southwest corner of said Lot 94; thence North 85°39' East along the Southerly boundary of said lot, a distance of 125 feet to the Southeast corner of said lot; thence Northwesterly along the arc of a curve to the left radius which is 628.34 feet, a distance of 8 feet; thence South 86°23' West 125 feet more or less to the point of beginning.**

The true and actual consideration for this conveyance is **\$145,000.00.**

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 25 day of November, 2016

  
Linda K. Lafferty

State of Oregon } ss

County of Douglas }

On this 25 day of November, 2016, before me, Michelle Gardner a Notary Public in and for said state, personally appeared Linda K. Lafferty, 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: 700 FERN DR. ELKTON OR 97436

Commission Expires: 6-2-2019

