



THIS SPACE RESERVE

2016-012750
Klamath County, Oregon
12/01/2016 09:18:01 AM
Fee: \$47.00

After recording return to:

David D Crockett and Mary E Crockett

1120 Annie Ct.

Chiloquin, OR 97624

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

David D Crockett and Mary E Crockett

1120 Annie Ct.

Chiloquin, OR 97624

File No. 132544AM

STATUTORY WARRANTY DEED

Patsy C. Hedberg,

Grantor(s), hereby convey and warrant to

David D. Crockett and Mary E. Crockett, as Tenants by the Entirety,

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 tract of land situated in Lot 7, Block 4 of TRACT 1019, WINEMA PENINSULA - UNIT 2, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of said Lot 7, said point being North 89°50'08" West 163.00 feet from the Southeast corner of said Lot 7; thence North 246.76 feet; thence North 53°29'14" East 171.79 feet to the right of way line of the Cul-De-Sac of Annie Court; thence Westerly along the arc of said cul-de-sac (radius bears North 29°54'33" East 50.00 feet, central angle is 23°34'41") 20.58 feet to the most Northerly corner of said Lot 7; thence South 53°29'14" West 489.47 feet; thence South 05°33'04" West 70.86 feet to the Southwest corner of said Lot 7; thence South 89°50'08" East 277.44 feet to the point of beginning.

SAVING AND EXCEPTING any portion deeded to the State of Oregon, by and through its Department of Transportation, Highway Division, in deed recorded May 24, 1990 in Volume M90 Page 9965, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$165,000.00.**

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 29 day of Nov. 2016

Patsy C. Hedberg
Patsy C Hedberg

State of Oregon } ss
County of Klamath }

On this 29 day of November, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Patsy C. Hedberg, 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.

J. Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

