



2016-012925

Klamath County, Oregon

12/05/2016 02:28:01 PM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Nolan P. Osman and Victoria A. Carlson

12310 Highway 66

Klamath Falls, OR 97601

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

Nolan P. Osman and Victoria A. Carlson

12310 Highway 66

Klamath Falls, OR 97601

File No. 142966AM

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### STATUTORY WARRANTY DEED

**Juliana Vansickle Cain, who acquired title as Juliana Case,**

Grantor(s), hereby convey and warrant to

**Nolan P. Osman and Victoria A. Carlson, 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:

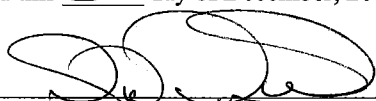
**Beginning at a point on the South line of the Northeast quarter of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon from which the quarter corner common to Sections 32 and 33 bears North 89°34' East 354.0 feet distant; thence North 0°06' East 1210.35 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line South 72°21' West 340.1 feet; thence South 0°06' West 1109.5 feet; thence North 89°34' East 324.0 feet to the point of beginning, in the E1/2 of SE1/4 of NE1/4 of Section 32, above Township and Range.**

The true and actual consideration for this conveyance is **\$257,000.00.**

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.

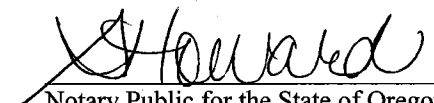
Dated this 5<sup>th</sup> day of December, 2016.

  
\_\_\_\_\_  
Juliana Vansickle Cain

State of Oregon } ss  
County of Klamath }

On this 5 day of December, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Juliana Vansickle Cain, 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.

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

