



THIS SPACE RESERVE

2016-013024
Klamath County, Oregon
12/07/2016 11:56:01 AM
Fee: \$47.00

After recording return to:

Clayton Conner and Amber Converse

6919 Teare Lane

Bonanza, OR 97623

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

Clayton Conner and Amber Converse

6919 Teare Lane

Bonanza, OR 97623

File No. 128076AM

STATUTORY WARRANTY DEED

Tonya Pinckney,

Grantor(s), hereby convey and warrant to

Clayton Conner and Amber Converse, 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 parcel of land situated in the NW1/4 NE1/4 of Section 30, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being that land described in Deed Volume M-77 at page 9354, as recorded in the Klamath County Deed Records, EXCEPTING the North 1005 feet, being more particularly described as follows:

Beginning at a point on the West line of the said NE1/4, said point being South 1005 feet from the North Quarter corner of said Section 30; thence East 1052.8 feet; thence South 20° 15' East 598.8 feet; thence South 20° 00' West 790 feet; thence North 45° 00' West 1400 feet; thence North 315 feet to the point of beginning.

LESS AND EXCEPT from the above described property any portion which lies Westerly of Teare Road.

The true and actual consideration for this conveyance is **\$150,000.00**.

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 18th day of November, 2016

Tonya Pinckney
Tonya Pinckney

State of Oregon } ss
County of Klamath }

On this 18th day of November, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Tonya Pinckney, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12-3-2018

