



2016-013106

Klamath County, Oregon

12/08/2016 01:55:01 PM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Jodi E. Gill and Tauna D. Snook

4745 Clinton Avenue

Klamath Falls, OR 97603

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

Jodi E. Gill and Tauna D. Snook

4745 Clinton Avenue

Klamath Falls, OR 97603

File No. 123470AM

STATUTORY WARRANTY DEED

Michael R. Kelley,

Grantor(s), hereby convey and warrant to

Jodi E. Gill and Tauna D. Snook, 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:

Lot 9, Block 5 and a portion of Lot 10, Block 5 of SECOND ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 10; thence Northerly along the line between Lots 9 and 10 in said Block 5 to the Northwest corner of Lot 10; thence Easterly along the North line of Lot 10 a distance of 40 feet to a point; thence Southerly and parallel with the Westerly line of said Lot 10 to the South line of said Lot 10; thence Westerly along the South line of said Lot 10, 40 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$161,000.00.**

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.

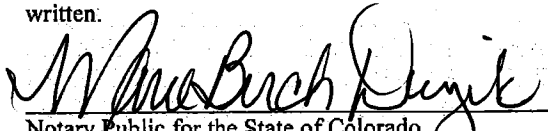
Dated this 5th day of December, 2016.


Michael R. Kelley

State of Colorado } ss
County of Moffat }

On this 5th day of December, 2016, before me, Marie Birch Duzik a Notary Public in and for said state, personally appeared Michael R. Kelley, 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 Colorado
Residing at: Moffat County
Commission Expires: 03 22 2020

