



2016-013145

Klamath County, Oregon

12/09/2016 01:37:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:
Klamath Lake Land Trust
PO Box 5142
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Klamath Lake Land Trust
PO Box 5142
Klamath Falls, OR 97601
File No. 141116AM

STATUTORY WARRANTY DEED

R. David Farris,

Grantor(s), hereby convey and warrant to

Klamath Lake Land Trust ,

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:

That portion of Government Lots 23 and 24, Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the Easterly line of said Lot 24 with the Southerly line of Sprague River; thence Southwesterly along the Southerly and Easterly line of Sprague River to a point on the South line of said Lot 23; thence East along the South line of Lots 23 and 24 to the Southeast corner of said Lot 24; thence North along the East line of said Lot 24 to the point of beginning.

AND

That portion of Government Lots 22 and 23, Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to Lots 22, 23, 26 and 27 said Section, Township and Range; thence West along the South line of said Lot 22 to a point on the Easterly line of the Sprague River; thence Northeasterly and Southeasterly along Sprague River to a point on the South line of Lot 23; thence West along the South line of said Lot 23 to the point of beginning.

The true and actual consideration for this conveyance is \$4,500.00.

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 8th day of December, 2016.

R. David Farris
R. David Farris

State of Oregon } ss
County of Klamath }

On this 12 day of December, 2016, before me, Rustie Ann Daye a Notary Public in and for said state, personally appeared R. David Farris, 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.

Rustie Ann Daye
Notary Public for the State of Oregon

Residing at: Multnomah County

Commission Expires: 22 June 2018

