



THIS SPACE RESER

2016-013146

Klamath County, Oregon

12/09/2016 01:38:01 PM

Fee: \$47.00

After recording return to:

Roy Kaylor

1763 Arthur St

Klamath Falls, OR 97603

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

Roy Kaylor

1763 Arthur St

Klamath Falls, OR 97603

File No. 141918AM

STATUTORY WARRANTY DEED

Margaret Moore,

Grantor(s), hereby convey and warrant to

Roy Kaylor ,

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 an iron pin which lies North 89° 49' West along the quarter line a distance of 976.4 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South 6° 02' West a distance of 240.3 feet to an iron pin; thence North 89° 49' West a distance of 708.6 feet to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway ; thence North 11° 36' West following the Easterly right of way line of the new Dalles-California Highway a distance of 244.18 feet to an iron pin; thence South 89° 49' East along the quarter line a distance of 782.6 feet, more or less, to the point of beginning, said tract in the North half of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$179,500.00**.

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

Margaret Moore
Margaret Moore

State of OREGON } ss
County of JACKSON }

On this 8 day of DECEMBER, 2016, before me, MYCHAL K POND a Notary Public in and for said state, personally appeared Margaret Moore, 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.

Mychal K Pond
Notary Public for the State of OREGON
Residing at: JACKSON CO.
Commission Expires: 11-25-17

