



2016-013774
Klamath County, Oregon
12/27/2016 01:49:00 PM
Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Katherine A. Silver and Bruce R. Silver
2820 Old Midland Rd.
Klamath Falls OR 97603

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

Katherine A. Silver and Bruce R. Silver
Same as above

File No. 127952AM

STATUTORY WARRANTY DEED

Ronald E. Rogers and Suzie L. Rogers, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Katherine A. Silver and Bruce R. Silver, 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:

PARCEL 1:

A parcel of land situate in the NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence North 89° 54' 58" East along the North line of said Section 3, 579.68 feet; thence leaving said section line South 00° 05' 02" East 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland Road, said point being the point of beginning for this description; thence North 89° 54' 58" East along said right of way line, 201.92 feet to a 5/8 inch iron pin; thence leaving said right of way line South 00° 05' 02" East 461.27 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence North 73° 38' 02" West along said right of way line 210.53 feet to a 5/8 inch iron pin; thence leaving said right of way line North 00° 05' 02" West 401.64 feet to the point of beginning.

PARCEL 2:

A parcel of land situate in the NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence North 89° 54' 58" East along the Northerly line of said Section 3, 342.02 feet; thence leaving said section line South 00° 50' 02" East 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland Road said point being the point of beginning for this description; thence North 89° 54' 58" East along the said right of way line 237.66 feet to a 5/8 inch iron pin; thence leaving said right of way line South 00° 05' 02" East 401.64 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence North 73° 38' 02" West along said Northerly right of way line 247.80 feet to a 5/8 inch iron pin; thence leaving said right of way line North 00° 05' 02" West 331.48 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Consideration \$ 255,500

The true and actual consideration for this conveyance is \$255,500.00.

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 23 day of Dec., 2016


Ronald E Rogers

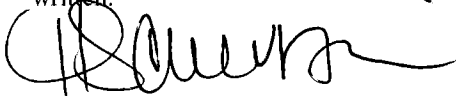

Suzie L Rogers

Suzie

State of Oregon } ss
County of Klamath }

On this 23 day of December, 2016, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Ronald E. Rogers and Suzie L. Rogers, 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

