



01/10/2017 11:54:15 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Flora C. Harris
34331 Sprague River Road
Sprague River, Oregon 97639

GRANTEES NAMES AND ADDRESS

Van L. Harris & Tamara K. Harris, Husband & Wife
34331 Sprague River Road
Sprague River, Oregon 97639

AFTER RECORDING RETURN TO:

**UNTIL A CHANGE IS REQUESTED, SENT
TAX STATEMENTS TO:**

Grantee

WARRANTY DEED - STATUTORY FORM

FLORA C. HARRIS, GRANTOR, conveys and warrants to VAN L. HARRIS and TAMARA K. HARRIS, HUSBAND and WIFE, GRANTEES, all of that certain real property located in the County of Klamath, State of Oregon, a legal description of which is attached hereto marked as Exhibit A and incorporated by this reference herein as if fully set forth:

The true and actual consideration for this conveyance is \$50,000.00. However, the true and actual consideration consists of or includes other property or value given or promised which is a part of the consideration.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Dated this 10th day of January, 2017

Flora C. Harris
FLORA C. HARRIS, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 10th day of January, 2017, by FLORA C. HARRIS.



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 20, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property in Klamath County, Oregon:

A tract of land situated in the NE1/4 of Section 26, Township 36 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Northeasterly right of way line of a county road (Sprague River Highway), said point being South $89^{\circ} 43' 49''$ West 1451.37 feet and South $40^{\circ} 28' 27''$ East 839.68 feet from the Northeast corner of said Section 26; thence South $40^{\circ} 28' 27''$ East along said Northeasterly right of way 466.70 feet; thence North $49^{\circ} 31' 33''$ East 466.70 feet; thence North $40^{\circ} 28' 27''$ West 466.70 feet; thence South $49^{\circ} 31' 33''$ West 466.70 feet to the point of beginning.