

2017-001044

Klamath County, Oregon

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



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02/01/2017 08:28:28 AM

Fee: \$47.00

DEANNE F. SIMMONS

KATHLEEN D. SIMMONS

P.O. Box 526

Malin, Oregon 97632

Grantor's Name and Address

DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS

P.O. Box 526

Malin, Oregon 97632

Grantee's Name and Address

After recording, return to (Name and Address):

DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS

P.O. Box 526

Malin, Oregon 97632

Until requested otherwise, send all tax statements to (Name and Address):

DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS

P.O. Box 526

Malin, Oregon 97632

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - SURVIVORSHIP - STATUTORY FORM

DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS, Grantor(s)

conveys and warrants to DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS, Grantees,

not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property free from encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from all encumbrances except (if none, so state): See Exhibit A attached hereto and by this reference fully incorporated herein.

The true consideration for this conveyance is \$Other value. (Here, comply with the requirements of ORS 93.030.)

DATED 1/18/2017; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Deanne F. Simmons
DEANNE F. SIMMONS

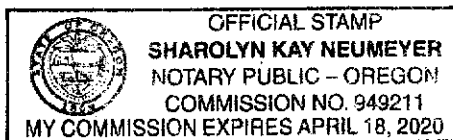
Kathleen D. Simmons
KATHLEEN D. SIMMONS

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on DEANNE F. SIMMONS, and KATHLEEN D. SIMMONS

This instrument was acknowledged before me on December 12, 2016

by _____
as _____
of _____



Sharolyn Kay Neumeier
Notary Public for Oregon
My commission expires April 18, 2020

Exhibit A

A portion of Lot 15 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Southeastery right of way line of the county road, known as the Depot Road, extending from the City of Malin, Oregon, to the Great Northern Railroad Depot, which point of the beginning bears South 89 degrees 59' East 296.4 feet and thence South 256.9 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, and which point the beginning is in a line which lies 30 feet, more or less, East from the East line of the parcel of land deeded to the City of Malin and described in a deed recorded in Klamath County deed Records, Volume 178 at Page 311, thence South, parallel to the West line of Lot 15 of Section 16, a distance of 76.8 feet; thence North 89 degrees 34' East 111.56 feet; thence North 114.4 feet, more or less, to the Southeastery line of Depot Road; thence South 71 degrees 00' West, along the Southeastery line of said Depot Road, 118.1 feet, more or less, to the point of the beginning.

Property Address : 1642 Depot Road Malin, Oregon 97632 (Code 16 Map 4112-16KDC TL 500)

Consideration: No consideration; estate planning.

SUBJECT TO: agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trusts, mortgages, liens, taxes, assessments and encumbrances of record.