



2017-002481

Klamath County, Oregon

03/08/2017 03:40:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Aharon D. Harris

5415 Lockford Drive

Klamath Falls, OR 97603

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

Aharon D. Harris

5415 Lockford Drive

Klamath Falls, OR 97603

File No. 154644AM

STATUTORY WARRANTY DEED

Keith R. Shafer and Bridget D. Shafer, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Aharon D. Harris,

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:

A portion of the N1/2 S1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the E1/2 SE1/4 (East 1/16 corner) of said Section 11; thence North 00° 16' West (North 00° 16' West by Deed Volume M74-9088, as recorded in the Klamath County Deed Records) 1,846.3 feet; thence South 89° 40' 10" East (South 89° 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89° 40' 10" East 80.00 feet; thence North 00° 19' 0" East 141.54 feet to the Northerly line of said N1/2 S1/2 NE1/4 SE1/4; thence North 89° 41' West, along said line, 81.89 feet; thence South 00° 26' 00" East 141.53 feet to the True Point of Beginning.

The true and actual consideration for this conveyance is **\$99,000.00**.

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:

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$118,800.00 until 90 days from the date of this deed. These restrictions shall run with the land are not personal to the Grantee.

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 6 day of March, 2017.

X Keith R. Shafer
Keith R. Shafer

X Bridget D. Shafer
Bridget D. Shafer

State of Alabama } ss
County of Madison }

On this 6th day of March, 2017, before me, Rhonda Young Hall a Notary Public in and for said state, personally appeared Keith R. Shafer and Bridget D. Shafer, 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.

Rhonda Young Hall
Notary Public for the State of Alabama
Residing at: 135 W. 1st Street, Harvest, AL
Commission Expires: 6-18-17

