



THIS SPACE RESERVED

2017-002820
Klamath County, Oregon
03/17/2017 02:47:01 PM
Fee: \$47.00

After recording return to:

Morgan Demaree and Benton Ethan Demaree
PO. Box 292
San Lucas, CA 93954

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

Morgan Demaree and Benton Ethan Demaree
PO. Box 292
San Lucas, CA 93954
File No. 147123AM

STATUTORY WARRANTY DEED

Gary Schriver and Heather Schriver, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Morgan Parker Demaree and Benton Ethan Demaree, 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:

That portion of the SE1/4 that lies South of Cherrywood Lane, a platted road of Juniper Acres in Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the S1/2 SW1/4 NW1/4 SE1/4 and further excepting the N1/2 NW1/4 SW1/4 SE1/4.

PARCEL 2:

Lot 2 in Block 4 of JUNIPER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

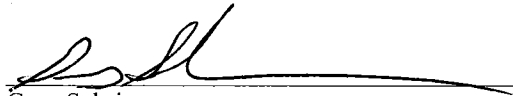
Government Lot 2 in Section 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

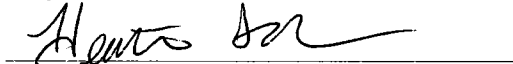
The true and actual consideration for this conveyance is **\$285,000.00.**

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:

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.

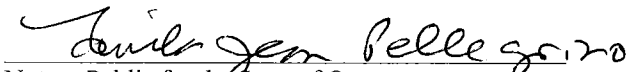
Dated this 13th day of March, 2017.


Gary Schriver


Heather Schriver

State of Oregon } ss
County of Klamath }

On this 13th day of March, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Gary Schriver and Heather Schriver, 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, Oregon
Commission Expires: 12-3-2018

