



THIS SPACE RESERVED

2017-003106

Klamath County, Oregon

03/24/2017 11:41:00 AM

Fee: \$47.00

After recording return to:

Steven D. Long and Kimberly A. Long

~~403 Sunrise St.~~ P.O. Box 171 JW

Midland, OR 97634

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

Steven D. Long and Kimberly A. Long

~~403 Sunrise St.~~ P.O. Box 171 JW

Midland, OR 97634

File No. 157985AM

STATUTORY WARRANTY DEED

Joshua Clark,

Grantor(s), hereby convey and warrant to

Steven D. Long and Kimberly A. Long, 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:

All that portion of the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe on the North boundary of the SW1/4 of the NW1/4 of said Section 5, from which the iron pipe marking the Northwest corner of said SW1/4 of NW1/4 bears West a distance of 959.56 feet; thence East, along said North boundary of the SW1/4 of NW1/4, a distance of 140.0 feet to the iron pin marking the Northwest corner of that parcel conveyed by Deed Volume 317, page 390, Deed Records of Klamath County, Oregon; thence South 396.0 feet to an iron pipe; thence West 140.0 feet; thence North 396.0 feet, more or less, to the point of beginning.

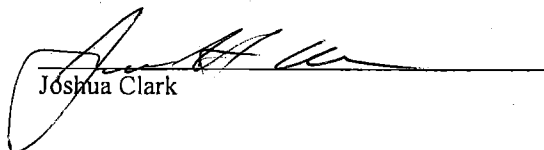
EXCEPTING THEREFROM that portion deeded to Klamath County, a political subdivision Document No. 5886 in Volume M66, page 3875, Microfilm Records of Klamath County, Oregon, described as follows: Beginning at a point that lies East 959.56 feet and South 374 feet from the Northwest corner of the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 22 feet; thence West 140 feet; thence North 22 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$180,000.00**.

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.

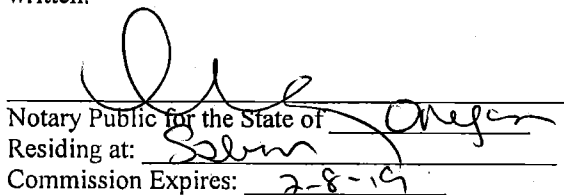
Dated this 23rd day of March, 2017


Joshua Clark

State of Oregon } ss
County of Marion }

On this 23rd day of March, 2017, before me, Tina Kelly a Notary Public in and for said state, personally appeared Joshua Clark, 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: Salem
Commission Expires: 2-8-19

