



2017-003313

Klamath County, Oregon

03/29/2017 02:27:00 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Christopher Dershon and Mary Dershon

PO Box 1005

Crescent Lake, OR 97733

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

Christopher Dershon and Mary Dershon

PO Box 1005

Crescent Lake, OR 97733

File No. 154886AM

STATUTORY WARRANTY DEED

Darrell E. Ellington and Kerry E. Ellington, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Christopher Dershon and Mary Dershon, 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:

A parcel of land situate in the SE 1/4 SW 1/4 , Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly describes as follows:

Beginning at the Northeast corner of the SE 1/4 of SW 1/4 of Section 7, said Township and Range; thence South along the North South center line of Section 7 198.0 feet to a point; thence West to the East boundary of State Highway No. 58; thence Northwesterly along the East boundary line of State Highway No. 58 to a point due West of the point of beginning; thence due East along the North line of the SE 1/4 of the SW 1/4 , Section 7, to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-007C0-01800-000

M-194067

The true and actual consideration for this conveyance is **\$113,000.00**.

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:

Return To:

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 29 day of March, 2017

Darrell E Ellington
Darrell E Ellington
Kerry E Ellington
Kerry E Ellington

State of Oregon } ss
County of Deschutes }

On this 29th day of March, 2017, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Darrell E. Ellington and Kerry E. Ellington, 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.

Tiffany Hudson
Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 6/8/17

