



After recording return to:
Kirk P. Victor and Juliet Wofford
2280 Grass Valley Highway #111
Auburn, CA 95603-2536

Until a change is requested all tax
statements shall be sent to the
following address:
Kirk P. Victor and Juliet Wofford
2280 Grass Valley Highway #111
Auburn, CA 95603-2536

File No.: 7064-2816759 (BC)
Date: February 16, 2017

THIS SPACE RESERVED FOR RECORD

2017-003355

Klamath County, Oregon

03/30/2017 01:14:00 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Mary J. Hare, Grantor, conveys and warrants to **Kirk P. Victor and Juliet Wofford as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the W1/2 SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89 ° 46' 39" East 662.79 feet; thence North 00 ° 17' 12" West 1317.19 feet to the true point of beginning; thence North 00 ° 17' 12" West 329.50 feet; thence East 660.79 feet; thence South 00 ° 21' 21" East 329.51 feet; thence West 661.19 feet to the true point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$340,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bond, OR 97702

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 27 day of March, 2017.

Mary J. Hare
Mary J. Hare

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of March, 2017
by **Mary J. Hare**.

B Coombe

Notary Public for Oregon

My commission expires: 4/1/17

