



THIS SPACE RESER

2017-003735
Klamath County, Oregon
04/10/2017 03:20:01 PM
Fee: \$52.00

After recording return to:

David B. Bouffard

157 Sloan Ct. #B

Tracy, CA 95304

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

David B. Bouffard

157 Sloan Ct. #B

Tracy, CA 95304

File No. 147487AM

STATUTORY WARRANTY DEED

Ana Marie Ferguson,

Grantor(s), hereby convey and warrant to

David B. Bouffard,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$182,500.00**.

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 7 day of April, 2017

Ana Marie Ferguson
Ana Marie Ferguson

State of Oregon } ss
County of Klamath }

On this 7th day of April, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Ana Marie Ferguson, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-19-19

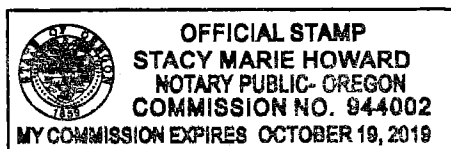


EXHIBIT 'A'

Beginning at an iron pin on the section line which lies 1254.57 feet North 0°43' West along the section line from the iron pin which marks the quarter section corner common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian and running thence South 45°09 1/2' East a distance of 366.7 feet to an iron pin which lies on the Northerly right of way line of the Weed-Klamath Falls Highway 30 feet Northwesterly at right angles from the center of the highway; thence North 44°50 1/2' East along the Northerly right of way line of the Weed-Klamath Falls Highway a distance of 140 feet to an iron pin to the true point of beginning which point is the most Easterly corner of a tract of land conveyed by grantors to Marshall B. Carter and Annie Lee Carter, husband and wife, by deed dated January 3, 1947, recorded February 14, 1947 in Book 202, page 231, Deed Records of Klamath County, Oregon; thence North 45°09 1/2' West a distance of 330 feet along the Northeast line of said property as conveyed to said Carter and wife, to a point; thence North 44°50 1/2' East a distance of 70.5 feet; thence following the arc of a 3°42' curve to the left a distance of 166.81 feet to a point which lies on the West right of way line of the County Road 30 feet Southwesterly at right angles from its centerline (the long chord of this curve bears North 41°45 1/2' East a distance of 166.75 feet; thence South 51°19 1/2' East along the West right of way line of the County Road a distance of 330.0 feet, more or less, to a point on the Northwesterly right of way line of the Weed-Klamath Falls Highway; thence Southwesterly along said Northwesterly right of way line of said highway a distance of 272.8 feet, more or less to the point of beginning.

EXCEPTING THEREFROM Commencing at a point on the Section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, at the intersection with the Southwesterly right of way line of that parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543 of Deed Records of Klamath County, Oregon, said point of commencement being North 00°43' West 1736.2 feet (a record distance) from an iron pipe at the 1/4 corner common to said Sections 7 and 8; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County a distance of 454.56 feet to a 5/8" diameter rebar with plastic cap marked "D. Barrett L.S. 1979", said rebar being the true point of beginning of the herein parcel described; thence South 61°08'27" West a distance of 255.84 feet to a 5/8" rebar and plastic cap marked "R. Bath L.S. 1069" on the East line of that parcel of land conveyed to Marshall B. Carter and Annie Lee Carter, husband and wife, by Deed dated January 3, 1947, recorded February 14, 1947 in Book 202 at Page 231, Deed Records of Klamath County, Oregon; thence South 44°50'30" West a distance of 20.00 feet; thence North 45°09'30" West 96.87 feet, more or less, to the Easterly right of way line of U.S. Highway Number 97; thence Northeasterly along said Easterly right of way 246.47 feet to the Southwesterly right of way line of said parcel conveyed to Klamath County by Deed recorded October 21, 1940 in Book 132 at Page 543; thence South 51°19'30" East along the Southwesterly line of said parcel conveyed to Klamath County 212.90 feet to the point of beginning.

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