



THIS SPACE RESERVED

**2017-003846**  
Klamath County, Oregon  
04/12/2017 02:31:04 PM  
Fee: \$47.00

After recording return to:

James Boren and Michelle Boren  
37198 S Hibbard Rd  
Molalla, OR 97038

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

James Boren and Michelle Boren  
37198 S Hibbard Rd  
Molalla, OR 97038  
File No. 163983AM

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### STATUTORY WARRANTY DEED

**James G. Perry and Diana S. Perry, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**James Boren and Michelle Boren, 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:

**The S1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 33, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 30 feet thereof.**

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

**R-2310-03300-00500-000**

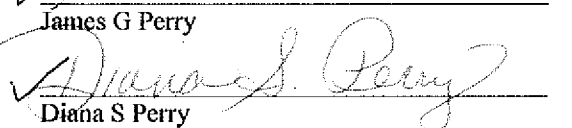
The true and actual consideration for this conveyance is **\$37,500.00.**

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 10 day of April, 2017.

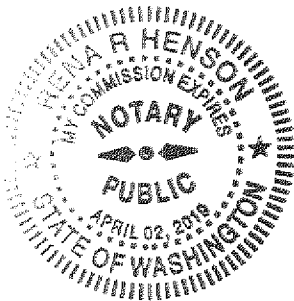
  
James G Perry

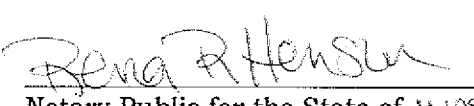
  
Diana S Perry

State of Washington } ss  
County of Thurston }

On this 10th day of April, 2017, before me, Rena Henson, a Notary Public in and for said state, personally appeared James G Perry and Diana S Perry, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that 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 Washington  
Residing at: Thurston County  
Commission Expires: 4/2/19