



THIS SPACE RESERVED

2017-004116  
Klamath County, Oregon  
04/20/2017 09:33:00 AM  
Fee: \$47.00

After recording return to:

Jennifer C. Mayernik and Daniel J. Mayernik  
11092 Highway 66  
Klamath Falls, OR 97601

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

Jennifer C. Mayernik and Daniel J. Mayernik  
11092 Highway 66  
Klamath Falls, OR 97601  
File No. 156443AM

### STATUTORY WARRANTY DEED

**Linda Ann Powell,**

Grantor(s), hereby convey and warrant to

**Jennifer C. Mayernik and Daniel J. Mayernik,**

*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 portion of the SW ¼ SE ¼, Section 28 and of the NW ¼ NE ¼, Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the one-quarter corner between the two said Sections; thence North 233.6 feet to the centerline of the Klamath Falls-Ashland Highway; thence South 63 degrees 14' West along the center line of said highway, a distance of 354.3 feet; thence South 26 degrees 53' East 256.7 feet; thence North 53 degrees 44' East 246.8 feet to the fence corner; thence North 8.2 feet to the point of beginning**

**EXCEPTING THEREFROM that portion lying within the Keno Canal.**

**AND EXCEPTING THEREFROM that portion thereof lying within the Klamath Falls-Ashland Highway, and also designated as State Highway 66.**

The true and actual consideration for this conveyance is **\$220,000.00.**

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 18th day of April, 2017

Linda Powell  
Linda Ann Powell

State of Oregon } ss  
County of Klamath }

On this 18 day of April, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Linda Ann Powell, 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.

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: Nov 06, 2020

Jan 9 2018

