



THIS SPACE RESERVED

2017-004566

Klamath County, Oregon

05/02/2017 09:59:00 AM

Fee: \$47.00

After recording return to:

John Jerome Sutton

861 Russell Street

Klamath Falls, OR 97603

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

John Jerome Sutton

861 Russell Street

Klamath Falls, OR 97603

File No. 164070AM

STATUTORY WARRANTY DEED

Phillip G. Kangris and Sandra L. Kangris, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

John Jerome Sutton,

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:

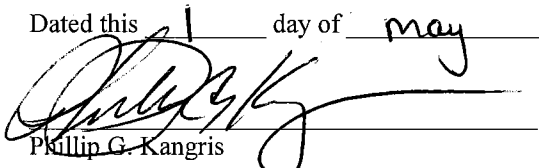
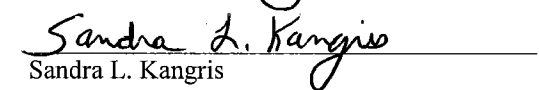
Parcel 1 of Land Partition 49-97, being Parcel 1 of Land Partition 48-95, situated in the N1/2 SE1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS AND EXCEPTING THAT PORTION CONVEYED TO HENRY L. HERYFORD, April 29, 1998 in Volume M98 Page 14308, shown as property line adjustment 32-97, more particularly described as follows: A tract of land being a portion of Parcel 1 of "Land Partition 49-97" situated in the NW1/4 SE1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: beginning at the Southwest corner of said Parcel 1, and being the C-S1/16 corner of said Section 33, thence South 89°46'23" East along the South line of said Parcel 1, 1327.95 feet to the Southeast 1/16 corner of said Section 33; thence North 00°00'20" West along the East line of the said NW1/4 SE1/4, 28.00 feet to a point in an existing fence line, thence along said fence line, North 88°45'28" West 374.51 feet, North 88°31'11" West 140.91 feet, North 88°44'26" West 487.72 feet, North 83°44'31" West 126.28 feet and South 79°56'08" West 202.65 feet to a point on the West line of said Parcel 1; thence leaving said fence line, South 00°01'09" East 23.57 feet to the point of beginning.

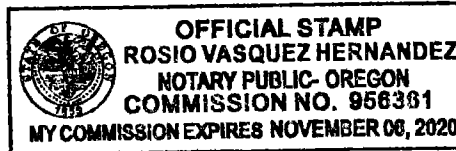
The true and actual consideration for this conveyance is \$325,000.00.

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 1 day of may 2017.


Phillip G. Kangris

Sandra L. Kangris



State of Oregon } ss
County of Klamath }

On this 1 day of May, 2017, before me, Rosio V Hernandez a Notary Public in and for said state, personally appeared Phillip G. Kangris and Sandra L. Kangris, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018 Nov 06, 2020