

Returned at Counter

GRANTOR:

Roy Kaylor

GRANTEE:

Shandra Brown and Jared Smith
5651 Hwy 97 N
Klamath Falls, OR 97601

2017-004813

Klamath County, Oregon



00203164201700048130010015

05/08/2017 03:50:25 PM

Fee: \$42.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Roy Kaylor, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Shandra Brown and Jared Smith, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin which lies North 89° 49' West along the quarter line a distance of 976.4 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South 6°02' West a distance of 240.3 feet to an iron pin; thence North 89° 49' West a distance of 708.6 feet to an iron pin which lies on the Easterly right of way line of the new Dalles-California Highway; thence North 11° 36' West following the Easterly right of way line of the new Dalles-California Highway a distance of 244.18 feet to an iron pin; thence South 89° 49' East along the quarter line a distance of 782.6 feet, more or less, to a point of beginning, said tract in the North half of the Southwest quarter of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$179,500.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 8th day of May, 2017.

Roy Kaylor
Roy Kaylor

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Roy Kaylor and acknowledge the foregoing instrument to be his voluntary act and deed.



Before me [Signature]
Notary Public for 1-21-2018