



2017-005490
Klamath County, Oregon
05/18/2017 02:25:00 PM
Fee: \$47.00

After recording return to:

David J. Marchessault and Christine M. Marchessault
6757 Henley Road
Klamath Falls, OR 97603

THIS SPACE RESERVED

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

David J. Marchessault and Christine M. Marchessault
6757 Henley Road
Klamath Falls, OR 97603

File No. 160306AM

STATUTORY WARRANTY DEED

**Steven Lewis Ericson and Virginia L. Smith,
Not as Tenants in Common,
but with Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

David J. Marchessault and Christine M. Marchessault, 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 1/4 SE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, more particularly described as follows:**

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89° 16' 50" East - 1,899.6 feet distant; thence continuing along said generally accepted fence South 89° 16' 50" West - 674.9 feet; thence North 0° 12' 50" West - 150.0 feet; thence North 89° 16' 50" East - 674.9 feet; thence South 0° 12' 50" East - 150.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof, if any, conveyed to the United States of America by Deed dated April 25, 1908, recorded April 28, 1908 in Volume 24, page 131, Deed Records of Klamath County, Oregon

TOGETHER WITH an easement 60 feet wide for ingress and egress as created by instrument recorded February 14, 1967 in Volume M67, page 986, Microfilm Records of Klamath County, Oregon.

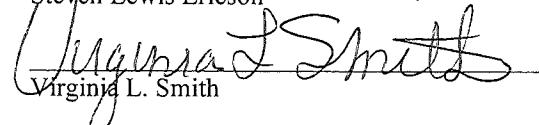
AND TOGETHER WITH an easement 60 feet wide for ingress and egress as created on the face of Major Land Partition No. 80-37, said Land Partition being situated in the SE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$215,000.00.

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:

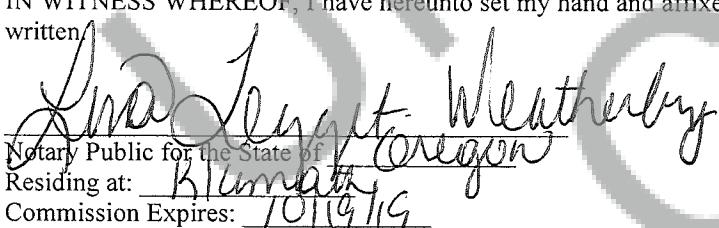
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18 day of May, 2017


Steven Lewis Ericson

Virginia L. Smith

State of Oregon } ss
County of Clatskanie

On this 18 day of May, 2017, before me, Lisa Legget-Weatherby, Notary Public in and for said state, personally appeared Steven Lewis Ericson and Virginia L. Smith, 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: Blumau
Commission Expires: 10/19/19

