



2017-007136

Klamath County, Oregon

06/29/2017 11:28:00 AM

Fee: \$52.00

THIS SPACE RESERVED

After recording return to:

Thomas Stanfield

2417 Lakeshore Drive

Klamath Falls, OR 97601

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

Thomas Stanfield

2417 Lakeshore Drive

Klamath Falls, OR 97601

File No. 169345AM

STATUTORY WARRANTY DEED

Jeffrey Scott Bullock, who acquired title as Jeffrey S. Bullock,

Grantor(s), hereby convey and warrant to

Thomas Stanfield,

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:

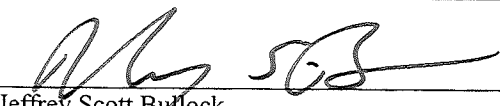
See Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$294,000.00**.

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.

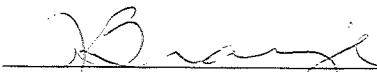
Dated this 26 day of June, 2017


Jeffrey Scott Bullock

State of Oregon } ss
County of Klamath }

On this 26 day of June, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Jeffrey Scott Bullock, 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 County
Commission Expires: 12/31/2018

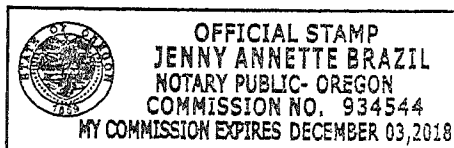


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 28 Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

A portion of Lot 29 Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southwesterly boundary line of Lot 29 in Lakewood Heights, which point is 143.2 feet Northwesterly from the most Southerly coner of said Lot 29; thence Northerwesterly along said boundary line a distance of 47.8 feet to an iron pin at the most Westerly corner of said Lot 29; thence Southeasterly along the Westerly right of way line of secondary Highway No. 421, 42.13 feet; thence Southwesterly in a straight line to the point of beginning; said tract being approximately the Northwesterly one-half of the Northwesterly one-half of Tract 29, Lakewood Heights, in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A portion of Lot 27 Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which marks the most Southerly corner of Lot 27 and the most Westerly corner of Lot 28, Lakewood Heights and running thence North 23 degrees 28' West a distance of 69.4 feet to a point; thence North 60° 10' East a distance of 79.2 feet to a point; thence South 35° 28' East a distance of 95.5 feet to an iron pin on the line between Lots 27 and 28, Lakewood Heights; thence South 75° 50' West along the line between Lots 27 and 28, Lakewood Heights, a distance of 98.8 feet; more or less, to the point of beginning, said tract being a portion of Lot 27 of Lakewood Heights in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 28 and 29 of Lakewood Heights and running thence; North 35° 28' West to an iron pin on the line between Lots 26 and 27 of Lakewood Heights; thence North 52° 32' West to an iron pin which marks the corner between Lots 25, 26 and 37 of Lakewood heights; thence South 10° 23' East a distance of 30.58 feet to an iron pin on the line between Lots 26 and 37 of Lakewood Heights; thence South 52° 32' East a distance of 100.5 feet to a point; thence South 35° 28' East a distance of 195.5 feet to a point; thence North 68° 00' East a distance of 4.1 feet to a point thence South 35° 28' East to a point on the Westerly right of way line of Secondary Highway No. 241; thence Northerly along the Westerly right of way line of Secondary Highway No. 421 to the point of beginning.

Saving, Excepting and Reserving unto Grantors that portion of the above described real property lying Northerly of the following described line:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 28 and 29, Lakewood Heights; thence running North 35° 28' West to a point on the boundary line common to Lots 28 and 27, Lakewood Heights; thence continuing on said bearing a distance of 66.9' to the true point of beginning; thence running South 59° 35' West to the point where said line intersects the Westerly boundary line of the parcel described above.