



THIS SPACE RESERVED FOR

2017-007165
Klamath County, Oregon
06/29/2017 02:37:00 PM
Fee: \$47.00

After recording return to:

Jean D. Abel and Phillip A. Lopez

4400 Miles Avenue

Santa Rosa, CA 95406

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

Jean D. Abel and Phillip A. Lopez

4400 Miles Avenue

Santa Rosa, CA 95406

File No. 170272AM

STATUTORY WARRANTY DEED

Russell D. Faulkner,

Grantor(s), hereby convey and warrant to

Jean D. Abel and Phillip A. Lopez, 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 parcel of land located in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a brass cap monument marking the Southeast corner of the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian; thence, North 0° 47' 32" East 350.00 feet along the Easterly line of said SW1/4 NE1/4; thence, South 89° 04' 10" West 405.68 feet to the True Point of Beginning for this parcel; thence, South 0° 42' 21" East 284.48 feet; thence, North 88° 07' 42" West 300.30 feet; thence North 0° 42' 21" West 269.80 feet; thence, North 89° 04' 10" East 300.00 feet to the True Point of Beginning.

Also described as Parcel No. 1 of Minor Partition No. 25-89 being situate in the SW1/4 NE1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, filed in the office of the Klamath County Surveyor on October 13, 1989.

The true and actual consideration for this conveyance is \$155,000.00.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

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 28th day of June, 2017.

Russell D. Faulkner
Russell D. Faulkner

State of Washington) ss
County of Pierce)

On this 28th day of June, 2017, before me, Patricia Avery-White a Notary Public in and for said state, personally appeared Russell D. Faulkner, 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.

Patricia Avery-White
Notary Public for the State of Washington
Residing at: University Place, WA
Commission Expires: Sept 14, 2019

