

2017-007721

Klamath County, Oregon

07/11/2017 11:41:00 AM

Fee: \$47.00



After recording return to:
Corby G. Riley
PO Box 189
Chemult, OR 97731

Until a change is requested all tax
statements shall be sent to the
following address:
Corby G. Riley
PO Box 189
Chemult, OR 97731

File No.: 7083-2889627 (LB)
Date: June 20, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Leanne Lail, Grantor, conveys and warrants to **Corby G. Riley and Colleen C. Riley, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 7 and the Southerly 100 feet of Lots 8 and 9 in Block 1, CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of vacated alley, which inured thereto by order recorded August 29, 1979, in Volume M79, Page 20649, Microfilm records of Klamath County, Oregon.

Subject to:

1. The **2017-2018** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$50,000.00**. (Here comply with requirements of ORS 93.030)

FATCO 2889627

APN:

Statutory Warranty Deed
- continued

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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 7 day of July, 2017.


Leanne M. Lail

STATE OF Oregon)
)ss.
County of Marion)

This instrument was acknowledged before me on this 7 day of July, 2017
by Leanne Lail.




Notary Public for Oregon

My commission expires: 11-3-19