



2017-007998
Klamath County, Oregon
07/18/2017 09:28:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

After recording return to:

Rich Timm

26180 Wu Rd.

Dairy, OR 97625

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

Rich Timm

26180 Wu Rd.

Dairy, OR 97625

File No. 181774AM

STATUTORY WARRANTY DEED

James F. McBain, Quintin D. McBain and Dale I. McBain, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Rich Timm,

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:

Parcel 1:

The N 1/2 of Government Lot 2 located in the N1/2 NW1/4 NE1/4 of Section 1, Township 37 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the Klamath Falls-Lakeview Highway.

Parcel 2:

The S 1/2 of Government Lot 2 located in the S1/2 NW1/4 NE1/4 of Section 1, Township 37 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$56,400.00**.

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 17th day of July, 2017.

By: James F. McBain by Quintin McBain, by attorney in fact
James F. McBain, by Quintin D. McBain, by attorney in fact

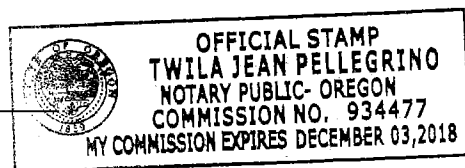
By: Dale I. McBain by Quintin McBain, by attorney in fact
Dale I. McBain, by Quintin D. McBain, by attorney in fact

Quintin D. McBain
Quintin D. McBain

State of Oregon } ss
County of Klamath }

On this 17th day of July, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Quintin D. McBain and Quintin D. McBain as attorney * 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



* in fact for
James F. McBain
and Dale I. McBain