



THIS SPACE RESERVED FOR R

**2017-008023**  
**Klamath County, Oregon**  
07/18/2017 10:39:00 AM  
Fee: \$52.00

After recording return to:

Matthew Thompson and Cassandra Thompson

4743 Bisbee Street

Klamath Falls, OR 97603

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

Matthew Thompson and Cassandra Thompson

4743 Bisbee Street

Klamath Falls, OR 97603

File No. 171745AM

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### STATUTORY WARRANTY DEED

**Diane L. Jennings, as Trustor/Trustee of the 2008 Kenneth V. Jennings and Diane L. Jennings Revocable Trust,**

Grantor(s), hereby convey and warrant to

**Matthew Thompson and Cassandra Thompson, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is **\$225,000.00**.

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 7 day of 14, 17.

The 2008 Kenneth V. Jennings and Diane L. Jennings Revocable Trust

By: Diane L. Jennings Trustee  
Diane L. Jennings, Trustee

State of Oregon } ss  
County of Klamath }

On this 14 day of July, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Diane L. Jennings, Trustee of The 2008 Kenneth V. Jennings and Diane L. Jennings Revocable Trust, 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.

Melissa B Bland  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: April 20, 2018



## EXHIBIT "A"

### Parcel 1

Beginning at an iron pin which lies South 0° 25' East along the centerline of Bisbee Street a distance of 610 feet and South 88° 52' East a distance of 20 feet and South 59° 18' East a distance of 183.5 feet and North 77° 02' East a distance of 32 feet and South 0° 25' East a distance of 40 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, where the center of Bisbee Street intersects the said section line and running thence: continuing South 0° 25' East a distance of 72.4 feet to an iron pin which lies on the North right of way line of the U.S.R.S. Irrigation ditch 20 feet Northerly at right angles from its center; thence following the Northerly right of way line of the U.S.R.S. Irrigation ditch South 42° 55' East a distance of 35.2 feet; thence continuing along the Northerly right of way line of the U.S.R.S. Irrigation ditch South 63° 35' East a distance of 186.0 feet to an iron pin; which is the true point of beginning of this description; thence North 0° 25' West a distance of 177.2 feet to an iron pin; thence South 88° 32' East 265 feet to an iron pin; thence South 0° 12' East 303.8 feet to the Northerly right of way line of the U.S.R.S. Irrigation ditch; thence North 63° 35' West along the Northerly right of way line of said U.S.R.S. Irrigation ditch 297.6 feet to the point of beginning, and being a portion of Lot 2 in Block 5 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting from the above described parcel, the following described portion: Beginning at a point which lies South 0° 25' East along the center line of Bisbee Street a distance of 610 feet and South 88° 52' East a distance of 20 feet and South 59° 18' East a distance of 183.5 feet and North 77° 02' East a distance of 32 feet and South 0° 25' East a distance of 40 feet and South 88° 52' East a distance of 190 feet and South 0° 25' East a distance of 95.2 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian where the center line of Bisbee Street intersects the said section line, and running thence: continuing South 0° 25' East a distance of 82 feet to an iron pin which lies on the Northerly right of way line of the U.S.R.S. irrigation ditch 20 feet Northerly at right angles from its center; thence following the Northerly right of way line of the U.S.R.S. irrigation ditch South 63° 35' East a distance of 297.6 feet to a point on the East line of the NW1/4 NE1/4 of said Section 15; thence North 0° 12' West along the forty line a distance of 81.8 feet to a point; thence North 63° 35' West a distance of 298 feet, more or less, to the point of beginning.

### Parcel 2

Beginning at an iron pin on the Southerly right of way line of the U.S.R.S. drain which lies South 0° 25' East along the center line of Bisbee Street a distance of 570 feet and South 88° 52' East a distance of 20 feet and South 59° 18' East a distance of 183.5 feet and North 77° 02' East a distance of 32 feet along the Southerly right of way line of the U.S.R.S. drain from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian where the center line of Bisbee Street intersects said section line and running thence: continuing North 77° 02' East along the Southerly right of way of the U.S.R.S. drain a distance of 393 feet to an iron pin; thence North 0° 58' East along the Easterly right of way line of the U.S.R.S. drain a distance of 37 feet to an iron pin; thence South 88° 52' East parallel to the North line of said Section 15 a distance of 73 feet to an iron pin on the East line of the NW1/4 NE1/4 of said Section 15; thence South 0° 12' East along the forty line a distance of 212.7 feet to an iron pin; thence North 88° 52' West a distance of 455 feet to an iron pin; thence North 0° 25' West a distance of 80 feet, more or less, to the point of beginning, and being a portion of Lots 1 and 2 in Block 5 of Second Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a right of way easement for roadway purposes as described in the Warranty Deed recorded June 18, 1968 in Volume M68, page 5393, Deed records of Klamath County, Oregon.