



THIS SPACE RESERVED FOR R

2017-008032

Klamath County, Oregon

07/18/2017 11:40:00 AM

Fee: \$47.00

After recording return to:

Gary Fields and Kacie Fields

P. O. Box 482

Merrill, OR 97633

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

Gary Fields and Kacie Fields

P. O. Box 482

Merrill, OR 97633

File No. 179121AM

STATUTORY WARRANTY DEED

John L. Sowell,

Grantor(s), hereby convey and warrant to

Gary Fields and Kacie Fields, 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:

Parcel No. 1

That portion of Tract 48 of Merrill Tracts described as follows: Commencing at a point on the line between Sections 2 and 11 which section line marks the center line of the county road and which point of beginning is 425 feet West from the quarter corner common to Sections 2 and 11, thence East along said Section line 75 feet; thence South to the high water line of Lost River; thence Westerly along said Lost River to a point due South of the point of beginning; thence North to the point of beginning. excepting therefrom all that portion lying within Falvey Road.

Parcel No. 2

A portion of Tract 48 of Merrill Tracts, more particularly described as follows: Commencing at a point on the line between Sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian, which Section line marks the centerline of a county road running West from the Town of Merrill, and which point of beginning is 500 feet West from the quarter corner common to said Sections 2 and 11; thence East along said Section line a distance of 75 feet; thence South to the high water line of Lost River; thence Westerly along said Lost River to a point due South of the Point of beginning; thence North to the point of beginning. Excepting therefrom all hat portion lying within Falvey Road.

The true and actual consideration for this conveyance is \$300,000.00.

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 7th day of July, 2017.

John L. Sowell
John L. Sowell

State of OR } ss
County of Klamath }

On this 7th day of July, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared John L. Sowell, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

