



THIS SPACE RESERVED FOR

2017-008122
Klamath County, Oregon
07/20/2017 02:51:00 PM
Fee: \$47.00

After recording return to:

Janis K. Clark
4629 Marsh Hawk Dr.
Klamath Falls, OR 97601

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

Janis K. Clark
4629 Marsh Hawk Dr.
Klamath Falls, OR 97601
File No. 176310AM

STATUTORY WARRANTY DEED

Richard S. Fairclo and C. Sharon Fairclo, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Janis K. Clark,

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 tract of land situated in the E1/2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of "Major Land Partition No. 36-85", said point being on the North line of that tract of land described in Deed Volume M97, page 24079 of the Klamath County Microfilm records; Thence along the boundary of said Deed Volume, West 152.44 feet, South 269.1 feet and North 88 degrees 43' East 496.0 feet, more or less to the West right of way line of State Highway 39; Thence South along said right of way line, 755 feet, more or less to the Northeasterly right of way line of the Burlington Northern Railroad; Thence Northwesterly, along said right of way line, 610 feet, more or less; Thence West, along said right of way line, 190 feet, more or less, thence Northwesterly, along said right of way line, 170 feet more or less, to the Easterly right of way line of the USBR A-7 lateral; Thence Northerly. Along the said right of way line, 1210 feet, more or less, to the Southerly right of way line of Henley Road as described in Volume 75, page 629 of the Klamath County Deed records; Thence South 89 degrees 35' East, along the said Right of Way line, 270 feet, more or less, to the West line of that tract of land described in Deed Volume M92, page 15067 of the Klamath County Microfilm records; Thence South along said West line, 22 feet, more or less, to a point on the West line of said "Major Land Partition No. 36-85", Thence South 644.94 feet to the point of beginning

The true and actual consideration for this conveyance is **\$285,000.00**.

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 18 day of July, 2017.

Richard S. Fairclo

C Sharon Fairclo

State of Oregon } ss
County of Klamath }

** C. Sharon Fairclo SW

On this 18 day of July, 2017, before me, Lynda West a Notary Public in and for said state, personally appeared Richard S. Fairclo and Sharon C. Fairclo, 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.

Lynda West
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 1-30-21

