



THIS SPACE RESERVED FOR F

2017-008534

Klamath County, Oregon

07/31/2017 01:57:00 PM

Fee: \$47.00

After recording return to:

Rodney E. Baxter Jr.

6753 Highway 66

Klamath Falls OR 97601

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

Rodney E. Baxter Jr.

Same as above

File No. 172280AM

STATUTORY WARRANTY DEED

Marvin B. Chapman and Jo Ann S. Chapman, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Rodney E. Baxter Jr.,

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 parcel of land in the E1/2 of the SE1/4 of Section 14, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is the intersection of the East line of said Section 14, with the Northwestern line of the Klamath Falls-Ashland Highway and which point is North 42.8 feet from the Northeast corner of the SE1/4 of the SE1/4 of Section 14; thence along said Northwestern right of way line of said Highway, South 53° 20 1/2' West 319.78 feet; thence continuing along said Northwestern line of said Highway, South 54° 42 1/2' West 285.56 feet to the True Point of Beginning of the tract herein described; thence South 54° 42 1/2' West 110.20 feet; thence North 35° 17 1/2' West 395.0 feet thence North 54° 42 1/2' East 110.28 feet: thence South 35° 17 1/2' East 395.0 feet to the true point of beginning

Excepting therefrom that portion thereof deeded to the State of Oregon, by and through its Department of Transportation, Highway Division by Warranty Deed from Ralph C. Edwards and Hazel M. Edwards, husband and wife, dated June 8, 1989, recorded July 3, 1989 in Volme M89, page 12009, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$155,000.00**.

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.

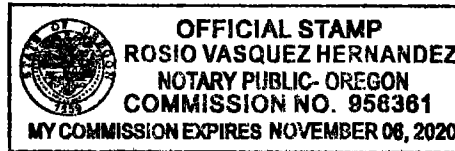
Grant

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 25 day of July, 2017.

Marvin B. Chapman
Marvin B. Chapman

Jo Ann S. Chapman
Jo Ann S. Chapman



State of Oregon } ss
County of Klamath }

On this 25 day of July, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Marvin B. Chapman & Jo Ann S. Chapman, 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.

Rosio V. Hernandez
Notary Public for the State of Oregon
Residing at: Klamath Falls OR

Commission Expires: Nov 06, 2020