



THIS SPACE RESERVED FOR F

2017-008550
Klamath County, Oregon
07/31/2017 03:39:00 PM
Fee: \$47.00

After recording return to:

Tony J. Halousek
P.O. Box 49
Merrill, OR 97633

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

Tony J. Halousek
P.O. Box 49
Merrill, OR 97633
File No. 168433AM

STATUTORY WARRANTY DEED

Mary Lou Terrell,

Grantor(s), hereby convey and warrant to

Tony J. Halousek,

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 situate in the SW1/4 of the NE1/4 of Section 10, Township 41 South Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 NE1/4 of Section 10, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South line of the SW1/4 NE1/4 of said Section 10, a distance 586 feet, more or less, to the Southerly boundary line of the Low line Canal of the Malin Irrigation District, as now constructed across said SW1/4 NE1/4 thence Northwesterly along said boundary line of the Canal to its intersection with the West line of said SW1/4 NE1/4 of said Section; thence North along said West line a distance 232 feet; more or less, to the North line of the S1/2 SW1/4 NE1/4 of said Section 10, thence East along the North line of said S1/2 SW1/4 NE1/4 to the East line of the SW1/4 NE1/4 of said Section 10; thence South along said East line to the point of beginning.

A parcel of land situated in the SW1/4 NE1/4 of Section 10, Township 41 South Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the C-S-N 1/64th corner of said Section 10, from which the 1/4 corner common to Section 3, Township 41 South Range 12 East of the Willamette Meridian and said Section 10 bears N00°24'32" East, 1997.82 feet; thence N00°24'32" East, along the N-S center section line of said section 10, 35.40 feet; thence, leaving the said N-S center section line, S89°08'06" East 255.50 feet; thence S02°15'31" W 33.75 feet; thence N89°30'31" W 254.40 feet to the point of beginning.

The land described above shall be combined with the land described in Deed Volume 2010-010136, deed records of Klamath County, Oregon. This conveyance is pursuant to "Property Line Adjustment 2-12" as filed in the Klamath County Surveyor's Office as Survey No. 7961 and does not create a separate parcel of land.

The true and actual consideration for this conveyance is \$195,000.00.

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:

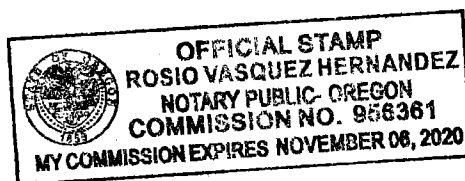
2017-2018 Real Property Taxes, a lien not yet due and payable.

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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 28 day of July, 2017.

Mary Lou Terrell
Mary Lou Terrell



State of Oregon } ss
County of Klamath }

Rosio V. Hernandez

On this 28 day of July, 2017, before me, ~~Heather Sciurba~~ a Notary Public in and for said state, personally appeared Mary Lou Terrell, 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: ~~January 9, 2018~~ Nov 06, 2020