



2017-009589
Klamath County, Oregon
08/24/2017 02:31:00 PM
Fee: \$52.00

THIS SPACE RESERVED FOR

After recording return to:

Davie Leon Landis and Deborah M. Stevenson

P.O. Box 176

Bonanza, OR 97623

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

Davie Leon Landis and Deborah M. Stevenson

P.O. Box 176

Bonanza, OR 97623

File No. 187315AM

STATUTORY WARRANTY DEED

Anthony D. Merola and Annette Y. Merola, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Davie Leon Landis and Deborah M. Stevenson, with right of survivorship, each as to an undivided 50% interest

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'

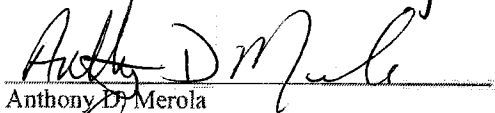
The true and actual consideration for this conveyance is \$450,000.00.

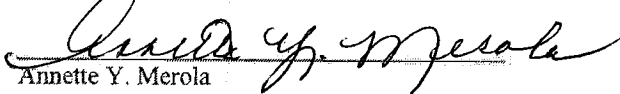
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 17 day of August, 2017.


Anthony D. Merola


Annette Y. Merola

State of California } ss
County of Sacramento

On this 17 day of August, 2017, before me, J.P. Martin a
Notary Public in and for said state, personally appeared Anthony D. Merola and Annette Y. Merola, 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.

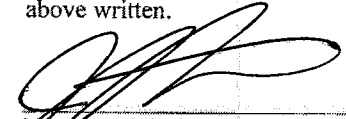

Notary Public for the State of CALIFORNIA
Residing at: Sacramento
Commission Expires: JAN 26, 2021



EXHIBIT 'A'

File No. 187315AM

The SW1/4 SE1/4, SE1/4 SW1/4 and all that portion of the W1/2 SW1/4 of Section 28, which lies Northeasterly of the County Road known as the Bonanza-Lorella Road; All that portion of the N1/2 NW14 and SE1/4 NW1/4 of Section 33 which lies Northeasterly of the County Road known as the Bonanza-Lorella Road; All in Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.