



THIS SPACE RESERVED FOR R

2017-009735

Klamath County, Oregon

08/29/2017 01:31:00 PM

Fee: \$47.00

After recording return to:

Beryl Peck

4920 Uhrmann Road

Klamath Falls, OR 97601

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

Beryl Peck

4920 Uhrmann Road

Klamath Falls, OR 97601

File No. 187669AM

STATUTORY WARRANTY DEED

**Clayton L. Severeide and Cheryl I. Severeide,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Beryl Peck,

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:

Beginning at a point which is intersecting Westerly right of way line of 60' County Road and South Section line of Section 7 and which bears North 89° 42' West a distance of 365.2 feet from the Southeast corner of said Section; thence North 89° 42' West along the South Section line of said Section 7 a distance of 364.53 feet to a point; thence North 31° 55' West parallel to Westerly right of way line of County Road a distance of 141.24 feet; thence South 89° 42' East parallel to South Section line a distance of 364.54 feet to a point on the Westerly right of way line of County Road; thence South 31° 55' East along the Westerly right of way line of County Road a distance of 141.24 feet to the point of beginning, being a portion of the SE/14 SE/14 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$200,000.00**.

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 28 day of August, 2017.

Clayton L. Severeide
Clayton L. Severeide
Cheryl I. Severeide
Cheryl I. Severeide

State of Oregon } ss
County of Klamath

On this 28th day of August, 2017, before me, Renee Kae Ross-Kramb - a Notary Public in and for said state, personally appeared Clayton L. Severeide and Cheryl I. Severeide, 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.

Renee Kae Ross-Kramb
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 1/22/21

