



THIS SPACE RESERVED FOR R

**2017-009855**  
Klamath County, Oregon  
08/31/2017 02:17:00 PM  
Fee: \$47.00

After recording return to:

Nicholas C Fossen and Althea L Fossen  
4860 Chilly Valley Lane  
Klamath Falls, OR 97603

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

Nicholas C Fossen and Althea L Fossen  
4860 Chilly Valley Lane  
Klamath Falls, OR 97603  
File No. 182080AM

### STATUTORY WARRANTY DEED

**Elwood W. Sine and Jill N. Sine as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Nicholas C Fossen and Althea L Fossen, as Tenants by the Entirety,**

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 NW1/4, Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of said Section 18; thence South 00°01' 10" West, along the West line of said Section 18, 2,132.47 feet; thence South 89° 51' 42" East 2,034.90 feet; thence North 00°00' 23" East 404.5 feet to the true point of beginning of this description; thence North 00°00' 23" East 404.5 feet to the North line of the SE1/4 NW1/4, said Section 18; thence South 89°59' 0" East along said line, 538.50 feet to a point North 89°59' 04" West 30.00 feet from the C-N 1/16 corner, said Section 18; thence South 00°00' 23" West, parallel to the East line of the NW1/4, said Section 18, 404.63 feet; thence North 89°55' 23" West 538.50 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, recorded in the Klamath County Surveyor's Office.**

**Together with the right of ingress and egress over the following-described road: a 60-foot strip of land situated in the N1/2, Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center line:**

**Beginning at the center 1/4 corner of said Section 18; thence North 00°00' 23" East 1,334.32 feet to the C-N 1/16 corner of said Section 18.**

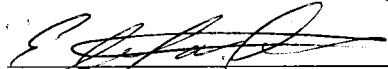
The true and actual consideration for this conveyance is **\$410,000.00**.

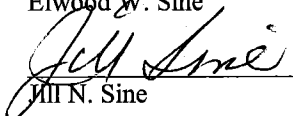
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**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 30 day of August, 2017.

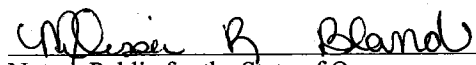
  
\_\_\_\_\_  
Elwood W. Sine

  
\_\_\_\_\_  
Jill N. Sine

State of Oregon } ss  
County of Klamath }

On this 30 day of August, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Elwood W. Sine and Jill N. Sine, 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: April 20, 2018

