

2017-010295

Klamath County, Oregon

GRANTORS NAMES AND ADDRESSES

James R. Kaler Jr. & Lenni Marie Kaler  
5435 Sunnyside Lane  
Klamath Falls, OR. 97601



00209882201700102950020022

GRANTEE NAME AND ADDRESS

James R. Kaler, Jr., Personal Representative  
Estate of Marlene Norris Kaler  
5435 Sunnyside Lane  
Klamath Falls, OR. 97601

09/12/2017 11:51:59 AM

Fee: \$47.00

AFTER RECORDING RETURN TO

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR. 97601

SEND TAX STATEMENTS TO

GRANTEE

**WARRANTY DEED - STATUTORY FORM**

**JAMES R. KALER JR. and LENNI MARIE KALER, GRANTORS**, convey and warrant to **JAMES R. KALER JR., Personal Representative of the Estate of Marlene Norris Kaler, GRANTEE**, that certain real property located in Klamath County, State of Oregon, legally described as follows, to-wit:

"A tract of land situated in the NW 1/4 of SE 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of Sunnyside Drive and the West line of the SE1/4; thence East along said line 435.8 feet to the true point of beginning; thence North 610.3 feet to the South line of DeWitt Street; thence West along said line 218 feet; thence South 610.3 feet to the North line of Sunnyside Drive; thence East along said line 218 feet to the point of beginning."

Tax Account No: 3908 012DB 01200

The true and actual consideration for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being re-vesting in the estate for administration.

"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 AND 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

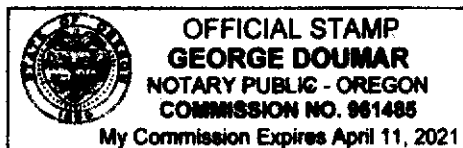
215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 8<sup>th</sup> day of September, 2017.

James R. Kaler Jr.  
JAMES R. KALER JR.  
Lenni Marie Kaler  
LENNI MARIE KALER

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

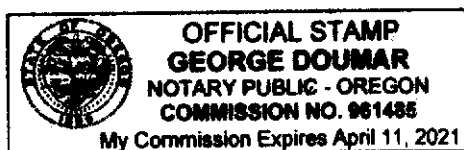
This instrument was acknowledged before me on 8<sup>th</sup> day of September, 2017, by **JAMES R. KALER JR.**



George Doumar  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: April 11, 2021

STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

This instrument was acknowledged before me on 8<sup>th</sup> day of September, 2017, by **LENNI MARIE KALER.**



George Doumar  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: April 11, 2021