



2017-010433
Klamath County, Oregon
09/14/2017 02:11:00 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:

Jesse Horton
5440 Burgdorf Road
Bonanza, OR 97623

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

Jesse Horton
5440 Burgdorf Road
Bonanza, OR 97623
File No. 186275AM

STATUTORY WARRANTY DEED

e. [Signature]
Joseph K. Abshire, as Succesor Trustee of the Lucy Boyington Revocable Living Trust,
Dated May 24, 2001,

Grantor(s), hereby convey and warrant to

Jesse Horton,

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 E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northwest corner of the SE1/4 NE1/4 of said Section 19; thence South 00°14'14" West along the West line of the SE1/4 NE1/4 of said Section 19, 422.00 feet to a 5/8 inch iron pin; thence East 492.53 feet to a 5/8 inch iron pin on the Westerly right of way line of the County Road; thence North 15°20'44" West along said line 369.33 feet to a 5/8 inch iron pin; thence along said line on the arc of a curve to the left (central angle = 25°40'21" and radius 370 feet) 165.79 feet to a 5/8 inch iron pin; thence North 41°01'05" West along said line 141.01 feet to a 5/8 inch iron pin; thence South 50°13'50" West 289.93 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$137,150.00**.

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 13 day of September 2017.

Lucy Boyington Revocable Living Trust

By: [Signature]
Joseph R. Abshire, Successor Trustee

State of California} ss.
County of Sacramento

On this 13 day of August, 2017, before me, Stephen J Williams, a Notary Public in and for said state, personally appeared Joseph R. Abshire known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lucy Boyington Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 California
Residing at: Rocklin
Commission Expires: 11-15-20



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On 9-13-17 before me, Stephen J Williams, Notary Public
(insert name and title of the officer)

personally appeared Joseph C Abshire
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Stephen J Williams (Seal)

