



THIS SPACE RESERVED FOR

2017-010551

Klamath County, Oregon

09/18/2017 02:46:00 PM

Fee: \$47.00

After recording return to:

Jim B. Bowser and Roselyn C. Bowser

4810 Highway 39

Klamath Falls, OR 97603

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

Jim B. Bowser and Roselyn C. Bowser

4810 Highway 39

Klamath Falls, OR 97603

File No. 177576AM

STATUTORY WARRANTY DEED

Dan H. Bailey,

Grantor(s), hereby convey and warrant to

Jim B. Bowser and Roselyn C. Bowser, 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:

That portion of the NE1/4 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a an iron pipe located West a distance of 30.0 feet and South a distance of 752.3 feet from the Northeast corner of said Section 13, said point being on the intersection of the Easterly right of way line of the Enterprise Irrigation District canal and the West boundary of the Klamath Falls – Merrill Highway; thence South along the West boundary of said highway a distance of 324.1 feet to an iron pin; thence South 80° 44' 30" West a distance of 170.0 feet to an iron pin on the Easterly right of way line of the Enterprise Irrigation District canal; thence Northerly and Easterly along said right of way line to the point of beginning.

The true and actual consideration for this conveyance is **\$159,000.00**.

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 15 day of September, 2017.

Dan H. Bailey
Dan H. Bailey

State of Oregon } ss
County of Klamath }

On this 15 day of September, 2017, before me, Lynda West a Notary Public in and for said state, personally appeared Dan H. Bailey, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

