



2017-010714
Klamath County, Oregon
09/21/2017 10:36:00 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin Sedlacek

1130 Bly Mountain Cutoff Rd

Bonanza, OR 97623

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

Justin Sedlacek

same as above

File No. 169623AM

STATUTORY WARRANTY DEED

Sandylee A. Phelps,

Grantor(s), hereby convey and warrant to

Justin Sedlacek,

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:

Parcel 1 of Land Partition 9-16, being Parcel 2 of Land Partition 9-16, situated in Government Lots 3, 6, 11, 14 and a portion of Government Lots 12 and 13 (NW1/4) of Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 3; thence N89°49'37" E, along the North line of said Lot 3, 706.04 feet; thence, leaving the said North line, S02°50'54" E 2039.15 feet; thence East 424.00 feet to a point on the East line of said Government Lot 14; thence S01°55'51" W 612.33 feet, more or less, to the Southeast corner of said Lot 14; thence West, along the South line of Government Lots 14 and 13, 2075.7 feet, more or less, to the Easterly right of way line of the Union Pacific Railroad; thence N10°19'04" W, along the said Easterly right of way line, 1346.99 feet to the North line of said Government Lot 12; thence East, along the North line of said Lot 12, 1063.4 feet, more or less, to the Southwest corner of said Government Lot 6; thence N01°55'51" E, along the West lines of Government Lots 6 and 3, 1322.04 feet to the point of beginning.

EXCEPTING THEREFROM that portion that lies within the right of way of Oregon State Highway 97.

This parcel contains 80.04 acres, more or less and bearings are based on the plat of "Land Partition 9-16" on file at the office of the Klamath County Clerk, and recorded August 17, 2017 as 2017-009319, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$292,000.00**.

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.

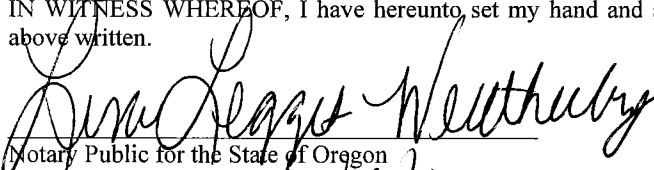
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of September, 2017


Sandylee A Phelps

State of Oregon } ss
County of Klamath }

On this 14 day of September, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Sandylee A. Phelps, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

