



THIS SPACE RESERVED FOR R

2017-010861
Klamath County, Oregon
09/25/2017 03:08:00 PM
Fee: \$47.00

After recording return to:

Jill E. Scott

7925 High Valley Rd.

Cobb, CA 95426

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

Jill E. Scott

7925 High Valley Rd.

Cobb, CA 95426

File No. 180332AM

STATUTORY WARRANTY DEED

**Thomas M. McBee, Sr and Dona K. McBee,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Jill E. Scott,

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 NW1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the NW1/4 NW1/4; thence North along the West line of said Section, 445.8 feet; thence East 394.53 feet; thence Southeasterly to a point on the South line of the NW1/4 NW1/4, which point bears East 594.23 feet from the Point of Beginning; thence West along said South line, 594.23 feet to the Point of Beginning.

EXCEPTING THEREFROM a parcel of land lying in the NW1/4 NW1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Parcel 2 described in Deed Volume M78, page 6857, of Klamath County Record of Deeds; said parcel being that portion of said property included in a strip of land sixty (60) feet in width, lying thirty (30) feet on each side of the following described road centerline:

Commencing at the Northwest 1/16 corner of said Section 14; thence South 63 degrees 52' 36" West 598.37 feet to an iron pin on the Easterly right of way line of said road, thence South 66 degrees 32' 15" West, 30.00 feet to the point of beginning, said point being on the centerline of said road, thence North 23 degrees 27' 45" West, 47.16 feet, thence 118.75 feet along the arc of a 336.80 foot radius curve to the right (the long chord which bears North 13 degrees 21' 41" West 118.14 feet); thence North 3 degrees 15' 38" West, 107.59 feet; thence 64.11 feet along the arc of a 42.35 foot radius curve to the left (the long chord which bears North 46 degrees 37' 26" West, 58.16 feet); thence North 89 degrees 59' 13" West 641.83 feet.

The true and actual consideration for this conveyance is **\$110,000.00**.

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:

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.

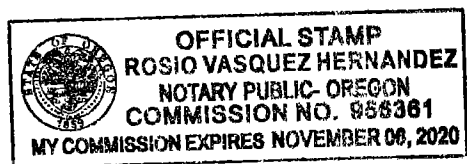
Dated this 13 day of September, 2017.

Thomas M. McBee Sr

Thomas M McBee Sr,

Dona K. McBee

Dona K. McBee



State of Oregon } ss
County of Klamath }

On this 13 day of September, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Thomas M. McBee, Sr and Dona K. McBee, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 06, 2020