



THIS SPACE RESERVED FOR F

2017-011250
Klamath County, Oregon
10/04/2017 09:12:00 AM
Fee: \$47.00

After recording return to:

Gary Penny

P.O. Box 1017

Klamath Falls, OR 97601

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

Gary Penny

P.O. Box 1017

Klamath Falls, OR 97601

File No. 197840AM

STATUTORY WARRANTY DEED

Beverly J. Yancey,

Grantor(s), hereby convey and warrant to

Gary Penny,

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 Lot 7, Block 2 of Re-subdivision of Homedale Tracts 2B and 3, more particularly described as follows:

Beginning at the Northeast corner of Lot 7, thence Northwesterly along the Southeasterly line of Leland Drive a distance of 150 feet; thence South at right angles to the Easterly line of Lot 7, to the Southerly line of Lot 7, thence Southeasterly along the Southerly line of Lot 7 to the Southeasterly corner thereof; thence Northerly on the Easterly line of Lot 7 a distance of 154.9 feet to the point of beginning.

Also commencing at the Southwest corner of said Lot 7, thence South 55° 04' 30" East along the Southerly boundary of said Lot 7, 285.60 feet to the point of beginning for this description: Thence North 0° 10' East, 65.50 feet; thence South 12° 22' 58" West, 58.26 feet to a point on the Southerly line of said Lot 7, thence South 55° 04' 30" East along said Southerly line 15.00 feet to the point of beginning, more or less.

Excepting therefrom the following description:

Beginning at a point that is South 55° 04' 30" East 285.6 feet and North 0° 10' East 133.04 feet from the Southwest corner of Lot 7; thence South 55° 53' East 15 feet; thence South 12° 22' 58" West 61.44 feet; thence North 0° 10' East 67.54 feet to the point of beginning.

The true and actual consideration for this conveyance is \$95,000.00.

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 3rd day of October, 2017

Beverly J. Yancey
Beverly J. Yancey

State of Oregon } ss
County of Klamath }

On this 3rd day of October, 2017, before me, Twila Pellegrino - a Notary Public in and for said state, personally appeared Beverly J. Yancey, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

