



THIS SPACE RESERVED FOR

2017-012047
Klamath County, Oregon
10/20/2017 01:46:00 PM
Fee: \$47.00

After recording return to:

James P. Herron and Catherine E.D. Brookshire
11919 E Highway 140
Klamath Falls, OR 97603

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

James P. Herron and Catherine E.D. Brookshire
11919 E Highway 140
Klamath Falls, OR 97603

File No. 194369AM

STATUTORY WARRANTY DEED

**William R. Addington and Marlene T. Addington, as Tenants by the Entirety as to an undivided 1/2 interest
Judith A. Addington and Robert K. Addington, Trustees of the Judith A. Addington Trust dated January 19, 2017,**

Grantor(s), hereby convey and warrant to

James P. Herron and Catherine E.D. Brookshire, 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:

The W1/2 of the W1/2 of NE1/4 of the NE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land described as follows:

Beginning at the iron pin which marks the Northwest corner of the SE1/4 NE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, and running thence South parallel to the North-South quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South 57° 35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway, a distance of 392 feet to an iron pin; thence North parallel to the North-South quarter line a distance of 1090.5 feet to an iron pin; thence North 89° 40' West parallel to the North section line a distance of 331 feet, more or less, to the point of beginning, in the SE1/4 of the NE1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$220,000.00.**

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 20 day of Oct, 2017

Judith A. Addington Trust dated January 19, 2017

By: Judith A. Addington, Trustee
Judith A. Addington, Trustee

By: Robert K. Addington, Trustee
Robert K. Addington, Trustee

William R. Addington
William R. Addington

By: by Marlene T. Addington, his atty in fact
Marlene T. Addington, his attorney in fact

Marlene T. Addington
Marlene T. Addington

State of Oregon } ss
County of Klamath }

On this 20 day of October, OR, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Marlene T. Addington individually and as attorney in fact for William R. Addington and Judith A. Addington and Robert K. Addington, Trustees of the Judith A. Addington Trust, 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: January 9, 2018

