



THIS SPACE RESERVED FOR

2017-012384

Klamath County, Oregon

10/27/2017 09:18:33 AM

Fee: \$47.00

After recording return to:

John D. Adams and Alexandra N. Adams

3433 Orindale Road

Klamath Falls, OR 97601

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

John D. Adams and Alexandra N. Adams

3433 Orindale Road

Klamath Falls, OR 97601

File No. 200949AM

STATUTORY WARRANTY DEED

Dale L. Johnson,

Grantor(s), hereby convey and warrant to

John D. Adams and Alexandra N. Adams, 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:

A tract of land situated in the NE1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies South 1 degree 18' West along the forty line a distance of 420.15 feet from the iron pin marking the Northwest corner of said NE1/4 SE1/4; thence continuing South 1 degree 18' West a distance of 112.75 feet to a point; thence East a distance of 386.42 feet to a point; thence North a distance of 112.7 feet to a point; thence West a distance of 383.86 feet, more or less, to the point of beginning. LESS AND EXCEPTING the West 30 feet thereof lying with the right of way of Orindale Road.

The true and actual consideration for this conveyance is \$60,000.00.

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 25 day of Oct, 2017.

Dale L. Johnson
Dale L. Johnson

State of Oregon } ss
County of ~~Klamath~~ Jackson OR

On this 25 day of October, 2017, before me, Melanie V. Smith a
Notary Public in and for said state, personally appeared Dale L. Johnson, 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 Falls~~, Oregon Jackson County OR
Commission Expires: 11/29/19

