



THIS SPACE RESERVED FOR

**2017-012640**  
Klamath County, Oregon  
11/02/2017 01:33:49 PM  
Fee: \$47.00

After recording return to:

Lila Pizano

Po. Box 1067

Midland, OR 97634

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

Lila Pizano

Po. Box 1067

Midland, OR 97634

File No. 200209AM

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### STATUTORY WARRANTY DEED

**Joey Ann Lindsay,**

Grantor(s), hereby convey and warrant to

**Conservator of the Estate of Lila Maria Pizano, A protected Person.**

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 parcel of land situated in the NE1/4 of the NW1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows**

**Beginning at a point on the center line of an existing County Road from which the section corner common to Sections 25, 30, 31, and 36, Township 39 South, Range 9 East of the Willamette Meridian bears South 89°42'30" West a distance of 2,086.4 feet, thence South 0°17'30" East a distance of 30.0 feet to a point on the Southerly right of way line of said County Road being the true point of beginning of this description, thence South 0°17'30" East a distance of 871.2 feet, thence South 89°42'30" West a distance of 250.0 feet, thence North 0°17'30" West a distance of 871.2 feet, thence North 89°42'30" East a distance of 250.0 feet to the true point of beginning.**

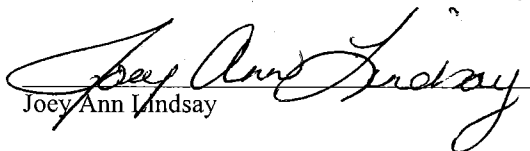
The true and actual consideration for this conveyance is **\$245,000.00.**

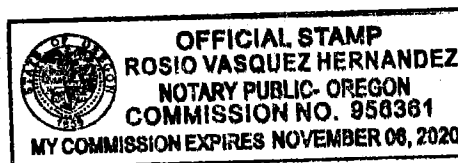
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**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 17 day of October, 2017

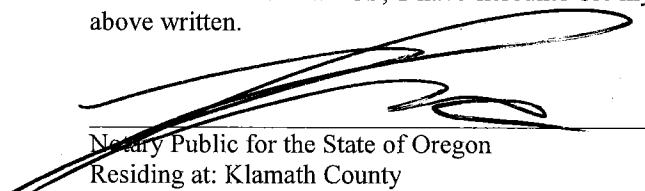
  
Joey Ann Lindsay



State of Oregon } ss  
County of Klamath }

On this 17 day of October, 2017, before me, Rosio. Hernandez a Notary Public in and for said state, personally appeared Joey Ann Lindsay, 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 County  
Commission Expires: Nov 06, 2020