



THIS SPACE RESERVED FOR

2017-012729
Klamath County, Oregon
11/03/2017 03:50:48 PM
Fee: \$47.00

After recording return to:

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

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

Beverly Walters and John Walters

148965 Ahern Drive

La Pine, OR 97739

File No. 196936AM

STATUTORY WARRANTY DEED

The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012, Glorianne C. Anderson, Trustee,
Grantor(s), hereby convey and warrant to

Beverly Walters and John Walters, 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 located in the Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, Township 23 South, Range 09 East, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, Township 23 South, Range 09 East, said point being a 3" Brass Cap, Thence North 89° 59' 03" West, along the South line of said Southeast one-quarter of the Southeast one-quarter (SE1/4, SE1/4), of Section 13, a distance of 1315.12 feet to a 5/8" iron rod and the Southwest corner of said Southeast one-quarter of the Southeast one-quarter;

Thence leaving said South line and along the West line of said Southeast one-quarter of the Southeast one-quarter, North 00° 17' 21" East, 553.98 feet to a 5/8" iron rod;

Thence leaving said West line, South 89° 57' 29" East, 1314.26 feet to the East line of said Southeast one-quarter of the Southeast one-quarter;

Thence along said East line, South 00° 12' 00" West, 553.37 feet to the Point of Beginning,

Also known as Parcel 2 of Land Partition 31-03, located in the NE1/4 NE1/4 of Section 24 and the SE1/4 SE1/4 of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-013D0-03101-000



The true and actual consideration for this conveyance is \$249,900.00.

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 23 day of Oct, 2017.

The Glorianne C. Anderson Revocable Living Trust Dated 04/25/2012

By Glorianne C. Anderson
Glorianne C. Anderson, Trustee

State of Oregon } ss.
County of Deschutes }

On this 23 day of Oct, 2017, before me, Teresa M. Ives, a Notary Public in and for said state, personally appeared Glorianne C. Anderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Glorianne C. Anderson Revocable Living Trust dated 04/25/2012, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Teresa M. Ives
Notary Public for the State of Oregon
Residing at: La Pine
Commission Expires: 9/24/21

