



THIS SPACE RESERVED FOR

2017-012883
Klamath County, Oregon
11/08/2017 11:08:00 AM
Fee: \$52.00

After recording return to:

Cecil Owens

4329 Sycamore Dr

Klamath Falls, OR 97603

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

Cecil Owens

4329 Sycamore Dr

Klamath Falls, OR 97603

File No. 200222AM

STATUTORY WARRANTY DEED

Lewis A. Driver,

Grantor(s), hereby convey and warrant to

Cecil Owens,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$100,000.00.

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 7 day of NOVEMBER, 17.

Lewis A. Driver
Lewis A. Driver

State of Oregon } ss
County of Klamath }

On this 7 day of NOVEMBER, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Lewis A. Driver, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

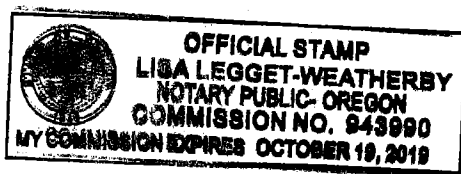


EXHIBIT "A"

A tract of land situated in Government Lots 31 and 32 (S1/2 S1/2 SE1/4) of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 8, said point being the Southwest corner of said Government Lot 31; thence N00°02'47"E, 664.00 feet to the Northwest corner of said Government Lot 31 (C-S-S 1/64 corner of said Section 8); thence N89°21'52"E, along the North line of said Government Lots 31 and 32, 1749.88 feet to a point on the Northwesterly right of way line of South Chiloquin Road; thence S35°59'15"W, along the said Northwesterly Right of Way line, 829.04 feet to a point on the South line of said Government Lot 31; thence S89°25'45"W 1263.22 feet to the point of beginning, with bearings based on the plat of said "Land Partition 15-16" on file at the office of the Klamath County clerk.

Also know as:

Unsurveyed Parcel 3 of Land Partition 15-16 begin a replat of Parcel 3 of "Land Partition 22-05" situated in the W1/2 and SE1/4 of Section 8, Township 35, Range 7 South, East of the Willamette Meridian, Klamath County, Oregon, recorded October 13, 2016, in 2016-010895.