



THIS SPACE RESERVED FOR

2017-013159
Klamath County, Oregon
11/14/2017 10:05:25 AM
Fee: \$47.00

After recording return to:

Scott Fagan

5706 SW Seymour St.

Portland, OR 97221

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

Scott Fagan

5706 SW Seymour St.

Portland, OR 97221

File No. 204975AM

STATUTORY WARRANTY DEED

Cynthia Kay Fricks,

Grantor(s), hereby convey and warrant to

Scott Fagan,

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:

Tract 3 of "400 Subdivision", lying in the NE1/4 SE1/4 of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVE AND EXCEPT drainage canal right of way conveyed to the United States of America, by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying East of the East boundary of the above described canal.

The true and actual consideration for this conveyance is \$56,200.00.

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 14th day of November 2017

Cynthia K. Fricks
Cynthia K. Fricks

State of Oregon } ss
County of Klamath }

On this 14th day of November, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Cynthia Kay Fricks, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

