



THIS SPACE RESERVED FOR

2017-013237
Klamath County, Oregon
11/15/2017 02:56:26 PM
Fee: \$57.00

After recording return to:

Ernest Fegles and Tina Fleming-Fegles

985 N Birch

Coquille, OR 97423

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

Ernest Fegles and Tina Fleming-Fegles

985 N Birch

Coquille, OR 97423

File No. 188759AM

STATUTORY WARRANTY DEED

John Garrett,

Grantor(s), hereby convey and warrant to

Ernest Fegles and Tina Fleming-Fegles, 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:

See Attached Exhibit 'A'

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

R-3507-027C0-00100-000

R248903, R248912, R248921, R248949

R-3507-027C0-00200-000

R-3507-027C0-00300-000

R-3507-027C0-00400-000

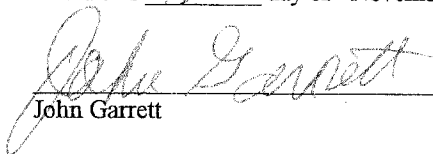
The true and actual consideration for this conveyance is \$67,000.00.

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:

188759AM
AmeriTitle

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.

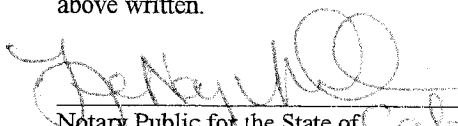
Dated this 12 day of November, 2017.



John Garrett

State of California } ss
County of Los Angeles }

On this 12 day of November, 2017, before me, LeNgay Maull a Notary Public in and for said state, personally appeared John Garrett, 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 California
Residing at: Los Angeles, Calif
Commission Expires: December 17/2019

EXHIBIT 'A'

File No. 188759AM

PARCEL 1:

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

From the Northwest corner of the NW1/4 of the SW1/4, Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, Easterly along the North line of said NW1/4 of SW1/4, 330 feet to the point of beginning; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Easterly and parallel with North line of NW1/4 of SW1/4, 198 feet to an iron pin; thence North and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly 198 feet to the point of beginning.

PARCEL 2:

A portion of the NW1/4 SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the one-quarter common to Sections 27 and 28, said Township and Range; thence East, parallel with the South line of said NW1/4 SW1/4, a distance of 330.0 feet; thence South parallel with the West line of said Section 27, a distance of 132.0 feet; thence West, parallel with the South line of said NW1/4 SW1/4 a distance of 330.0 feet to the West line of said Section 27; thence North, along said West line, a distance of 132.0 feet to the point of beginning.

NOTE: It is further stipulated by Lester Tolman and Roberta Tolman that they have agreed with James E. Rogers and Cora Rogers from whom they purchased said property that the said 1/4 corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian is the corner surveyed and found by Lyle Smith, Registered Surveyor of Oregon No. 290, this survey is on record in Klamath County, Oregon, this 1/4 corner is further agreed on by Lester Tolman and Roberta Tolman, husband and wife and Joe Dumore and Norine Dumore, husband and wife.

PARCEL 3:

A parcel of land lying in the NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NW1/4 of SW1/4, 132 feet South from the Northwest corner thereof; thence East 330 feet parallel to the North line of said subdivision; thence South 132 feet parallel to the West line of said subdivision; thence West 330 feet parallel to the North line of said subdivision to a point on the West line of said subdivision; thence North on said west line 132 feet to the point of beginning.

PARCEL 4:

From the Northwest corner of NW1/4 of SW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian East along North line of said NW1/4 of SW1/4, 330 feet to an iron pin; thence South and parallel with section line of said Section 27, 132 feet to an iron pin, the true point of beginning; thence Easterly parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence South and parallel with Section line of said Section 27, 132 feet to an iron pin; thence Westerly and parallel with North line of said NW1/4 of SW1/4 198 feet to an iron pin; thence North 132 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On November 12, 2017 before me, Lenay Maull, Notary Public

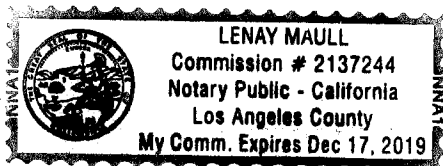
Date

Here Insert Name and Title of the Officer

personally appeared John Garrett

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____