



THIS SPACE RESERVED FOR

2017-014564  
Klamath County, Oregon  
12/22/2017 01:35:00 PM  
Fee: \$47.00

After recording return to:

Russell D. Collins and Deven M. Collins

~~517 N Laguna St.~~ PO Box 72

~~Klamath Falls, OR 97601~~ Midland or 97634

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

Russell D. Collins and Deven M. Collins

~~517 N Laguna St.~~ PO Box 72

~~Klamath Falls, OR 97601~~ Midland or 97634

File No. 193637AM

### STATUTORY WARRANTY DEED

**Barry E. Rohm,**

Grantor(s), hereby convey and warrant to

**Russell D. Collins and Deven M. Collins, 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 situated in Government Lot 2, Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the West line of said Government Lot 2 said point being South 2°16'44" West 330.00 feet from the CN 1/16 corner of said Section 17; thence North 73°22'12" East 1,180.18 feet, more or less, to a point on the North line of said Government Lot 2, from which the NE 1/16 corner bears North 89°35'20" East 200.17 feet; thence South 2°24'28" West, parallel to the East line of said Lot 2, 998.46 feet to the California-Oregon State Line; thence North 89°09'35" West, along said State Line, 1,114.60 feet to the West line of said Lot 2; thence North 02°16'44" East 643.39 feet to the point of beginning, with bearings based on recorded Survey No. 4234.**

**Except any portion thereof lying within county road right of way.**

The true and actual consideration for this conveyance is \$336,000.00.

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 23 day of DEC 2017.

  
Barry E. Rohm

State of Oregon } ss  
County of Klamath }

On this 22 day of December, 2017, before me, Dawn Marie Markke Schmitt, a Notary Public in and for said state, personally appeared Barry E. Rohm, 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.

Dawn Marie Markke Schmitt  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12/3/2018 10/18/21

