



THIS SPACE RESERVED FOR

2018-000499
Klamath County, Oregon
01/12/2018 02:38:01 PM
Fee: \$47.00

After recording return to:

David Scott

40361 Bunn Way

Bonanza, OR 97623

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

David Scott

40361 Bunn Way

Bonanza, OR 97623

File No. 204737AM

STATUTORY WARRANTY DEED

Charlene Joanne Hermes, Successor Trustee of the Ernest James Teague and Alberta Joanne Teague Joint Revocable Living Trust dated June 17, 1999,

Grantor(s), hereby convey and warrant to

David Scott,

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:

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

Commencing at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence West, along the South boundary of Section 21, 2,041.10 feet; thence North 3° 37' West, 2,059.08 feet to the true point of beginning; thence South 84° 00' West to the North-South centerline of Section 21; thence North along said line to the center one-quarter corner of said Section 21; thence East, along the East-West centerline of said Section 21, to the Langell Valley Irrigation District North Canal; thence Southerly along said canal to a point due East of the true point of beginning; thence West to the true point of beginning.

ALSO, a 40.00 foot wide roadway easement, being 20.00 feet either side of the following described centerline; commencing at the corner common to Section 21, 22, 27 and 28, thence West, along the South boundary of Section 21, 2,041.10 feet to the true point of beginning; thence North 3° 37' West, 2,059.08 feet.

The true and actual consideration for this conveyance is \$205,000.00.

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 3rd day of Jan, 2018

Ernest James Teague and Alberta Joanne Teague Joint Revocable Living Trust

By: Charlene Joanne Hermes successor Trustee
Charlene Joanne Hermes, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 3 day of January, 2018, before me, Heather Sciarba a Notary Public in and for said state, personally appeared Charlene Joanne Hermes, Successor Trustee of the Ernest James Teague and Alberta Joanne Teague Joint Revocable Living Trust 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.

Heather Sciarba
Notary Public for the State of Oregon
Residing at: Klamath County, OR
Commission Expires: 1/7/2018

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