



THIS SPACE RESERVED FOR

2018-000567
Klamath County, Oregon
01/16/2018 02:32:01 PM
Fee: \$47.00

After recording return to:
William Clark and Deborah Clark
9452 Hill Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
William Clark and Deborah Clark
9452 Hill Road
Klamath Falls, OR 97603
File No. 205161AM

STATUTORY WARRANTY DEED

LeRoy Totten, who acquired title as Lee Roy Totten and Delta Jean Totten, as Tenants in Common,
Grantor(s), hereby convey and warrant to

William Clark and Deborah Clark, 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:

Beginning at the Northwest corner of the NE1/4 of the NE1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence South along the West line of said NE1/4 a distance of 14 chains; thence East parallel to the North line of said section a distance of 9 chains; thence North parallel to said West line a distance of 14 chains; thence West along the North line of said section a distance of 9 chains to the point of beginning.

The true and actual consideration for this conveyance is \$278,000.00.
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 11 day of January, 2018

LeRoy Totten
LeRoy Totten

Delta Jean Totten
Delta Jean Totten

State of Oregon } ss
County of Klamath }

On this 11 day of January, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared **LeRoy Totten**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018



State of Oregon } ss
County of Klamath }

On this 11 day of January, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared **Delta Jean Totten**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

