



2018-000762
Klamath County, Oregon
01/22/2018 09:16:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cheryl A. Wheatley

578 Longacre Lane

Klamath Falls, OR 97601

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

Cheryl A. Wheatley

578 Longacre Lane

Klamath Falls, OR 97601

File No. 212635AM

STATUTORY WARRANTY DEED

Thomas J. Estling,

Grantor(s), hereby convey and warrant to

Cheryl A. Wheatley,

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 the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which bears North 24°52' West a distance of 39 feet and North 89°09' West a distance of 82.2 feet from the iron pin which marks the quarter section corner common to Section 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 89°09' West a distance of 91.1 feet to a point; thence North 0°55' East a distance of 450.9 feet to a point; thence North 59°53' East a distance of 106.3 feet to a point; thence South 0°55' West a distance of 505.6 feet, more or less to the point of beginning.

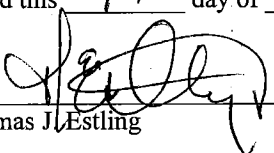
EXCEPT that portion conveyed to Klamath County by Deed recorded March 26, 1976 in Volume M76, page 4313, Deed records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$115,055.00.

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.

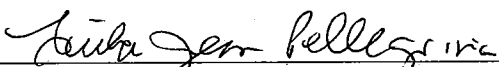
Dated this 19th day of January, 2018



Thomas J. Estling

State of Oregon } ss
County of Klamath }

On this 19th day of January, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Thomas J. Estling, 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 Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

