



2018-000906

Klamath County, Oregon

01/24/2018 09:10:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lorraine Bagwell

PO Box 253

Keno, OR 97627

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

Lorraine Bagwell

PO Box 253

Keno, OR 97627

File No. 209660AM

STATUTORY WARRANTY DEED

Ruth M. Spillar, individually and as Trustee of the Spillar Family Trust Agreement, UDA January 27, 2000, and their successors in Trust,

Grantor(s), hereby convey and warrant to

Lorraine Bagwell,

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 North half of a certain piece of property described as follows: Beginning at a point 30 feet North of a point 557.4 feet West of the corner common to Township 39 and 40 South, Range 7 and 8 inclusive and East of the Willamette Meridian, running thence North 208.7 feet; thence West 207.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning, in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and all within Klamath County, Oregon.

EXCEPTING THEREFROM by deed dated recorded July 21, 1975 in Instrument M75, page 8221, Deed Records of Klamath County, Oregon a five foot strip of land described as follows:

Beginning at a point 134.35 feet North and 557.4 feet West of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence North 104.35 feet; thence West 5 feet; thence South 104.35 feet; thence East 5 feet to the point of beginning.

The true and actual consideration for this conveyance is \$17,500.00.

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 22 day of January, 2018

Spillar Family Trust

By:

Ruth M. Spillar
Ruth M. Spillar, Trustee

Ruth M. Spillar
Ruth M. Spillar

State of Oregon ss.
County of Klamath

On this 22nd day of January, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Ruth M. Spillar** known or identified to me to be the person whose name is subscribed to the foregoing instrument, signing **individually and as trustee of the Spillar Family Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

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

