



2018-000957

Klamath County, Oregon

01/25/2018 09:49:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert L. Turner and Susan L. Turner

PO Box 1035

Merrill, OR 97633

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

Robert L. Turner and Susan L. Turner

PO Box 1035

Merrill, OR 97633

File No. 213309AM

STATUTORY WARRANTY DEED

Peggy D. Hays,

Grantor(s), hereby convey and warrant to

Robert L. Turner and Susan L. Turner, not as Tenants in Common, but with rights of survivorship,

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:

That portion of the N1/2 of the SE1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, lying South of the U.S.R.S. "C" Canal.

Excepting therefrom:

Beginning at the intersection of the West boundary of the Southeast 1/4 of said Section 33 and the South Boundary of the U.S.R.S. "C" Canal; thence South, along said West boundary 296.0 feet; thence South 88° 26' East, along an existing fence line, 416.2 feet; thence leaving said fence, North 72° 18' East 591 feet, more or less to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said Canal Boundary to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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 23rd day of January, 2018.

Peggy D. Hays
Peggy D. Hays

State of Oregon } ss
County of Klamath }

On this 23rd day of January, 2018, before me,

Twila Pellegrino a Notary Public in and for said state, personally appeared Peggy D. Hays, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

