



2018-002258
Klamath County, Oregon
02/28/2018 10:56:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jacob S. Cerri

PO Box 232

Malin OR 97632

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

Jacob S. Cerri

Same as above

File No. 215540AM

STATUTORY WARRANTY DEED

Randy J. Fuller and Betty K. Fuller, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jacob S. Cerri,

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 South 85 feet of the following described tract of land:

A parcel of land situated in the SW1/4 NW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

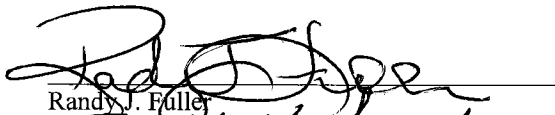
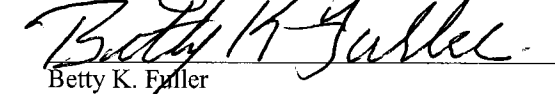
Beginning at a point from which the West quarter corner of said Section 15 bears North 89° 46' West, 740 feet, and South 0° 14' West, 1290 feet; thence South 0 degrees 14' West along the Westerly right of way line of Sixth Street, 170.00 feet; thence North 89° 46' West, 244.80 feet; thence North 0° 14' East, 170.00 feet to a line drawn parallel with and 30 feet distant from the North boundary of the SW1/4 NW1/4 of said Section 15; thence South 89° 46' East, 244.80 feet, to the true point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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:

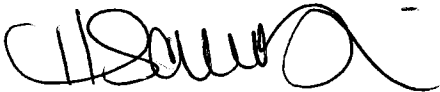
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27 day of Feb, 2018


Randy J. Fuller

Betty K. Fuller

State of Oregon } ss
County of Klamath }

On this 27 day of February, 2018, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Randy J. Fuller and Betty K. Fuller, 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 OR
Commission Expires: 12/17/2021

