

**2018-002950**

Klamath County, Oregon

03/19/2018 11:19:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John A. Garner and Lee A. Garner35807 S Chiloquin RoadChiloquin, OR 97624

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

John A. Garner and Lee A. Garner35807 S Chiloquin RoadChiloquin, OR 97624File No. 213038AM

STATUTORY WARRANTY DEED**John A. Evans and Theresa M. Evans, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

John A. Garner and Lee A. Garner, 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:

A portion of Government Lot 28 in Section 9, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot 28; thence South 89° 53' 45" East along the North line of said Lot a distance of 333.44 feet to a point; thence South to a point on the South line of said Lot which bears South 89° 49' 45" East a distance of 333.75 feet from the Southwest corner of said Lot; thence North 89° 49' 45" West a distance of 333.75 feet to the Southwest corner of said Lot; thence North along the West line of said Lot to the point of beginning.

The true and actual consideration for this conveyance is \$147,000.00.

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:

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from 3/19/2018. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$176,400.00 until 90 days from 3/19/2018. These restrictions shall run with the land and are not personal to the Grantee.

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 19 day of March, 2018

John A. Evans
John A. Evans

Theresa M. Evans
Theresa M. Evans

State of Oregon } ss
County of Linn }

On this 19 day of March, 2018, before me, Brittany Walling, a Notary Public in and for said state, personally appeared John A. Evans and Theresa M. Evans, 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.

Brittany Walling
Notary Public for the State of Oregon
Residing at: Stanton, OR
Commission Expires: May 26, 2018

