



THIS SPACE RESERVED FOR

2018-004781

Klamath County, Oregon

04/20/2018 11:19:01 AM

Fee: \$72.00

After recording return to:

Sevim Badak

10411 Reseda Blvd

Porter Ranch, CA 91326

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

Sevim Badak

10411 Reseda Blvd

Porter Ranch, CA 91326

File No. 229374AM

### STATUTORY WARRANTY DEED

**William A. Parry and Gina Parry,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Sevim Badak,**

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 parcel of land situate in the NW1/4 SW1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the center quarter corner of said Section 10, said point being marked by a USGLO brass cap monument; thence South 00° 37' West along the North-South centerline of said Section 10 a distance of 1184.12 feet, more or less, to the brass cap monument marked Homestead Entry Survey 243, which is the Southwest corner of that certain property conveyed to Ben Runnels ex ux., by Volume 330, page 306, Deed Records of Klamath County, Oregon; thence North 68° 39' East along the Southerly line of said Runnels property a distance of 396.0 feet to a 1/2 inch iron pin; thence North 57° 43' East along the Southerly line of said property a distance of 221.84 feet to a 1/2 inch iron pin which is the true point of beginning of this description; thence North 32° 17' West along the Westerly line of parcel conveyed to State of Oregon, Volume 349, page 661, Deed Records of Klamath County, Oregon, a distance of 200 feet; thence Westerly parallel to the East-West centerline of said Section 10 to a point which is 330 feet Easterly from the North-South centerline of said section; thence Southerly parallel to said North-South centerline and distant 330 feet Easterly therefrom to the Southerly line of said property described in Volume 330, page 306, Deed Records of Klamath County, Oregon; thence Northeasterly along the Southerly line of said property described in Deed Volume 330, page 306, Deed Records of Klamath County, Oregon, to the true point of beginning.**

**EXCEPTING THEREFROM that portion thereof conveyed to Ben Runnels and Gladys Runnels, husband and wife, by deed recorded March 20, 1984 in Volume M84, page 4512, Microfilm Records of Klamath County, Oregon, described as follows:**

**A parcel of land situate in the NW1/4 SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of that certain parcel of land conveyed to State of Oregon, by and through its State Game Commission, recorded December 18, 1963, in Volume 349, page 661, Deed Records of Klamath County, Oregon; thence North 32° 17' West along the extension of the West line of said parcel of**

land a distance of 30 feet to a point; thence South 57° 43' West to an intersection with the North line of that certain parcel of land conveyed to Marvin G. Bresler et ux., by deed recorded May 31, 1979 in Volume M79, page 12560, Deed Records of Klamath County, Oregon, and the true point of beginning of the parcel conveyed herein; thence continuing South 57° 43' West to the West line of said Bresler parcel; thence North along the West line of said Bresler parcel to the Northwest corner thereof; thence East along the North line of said Bresler parcel to the point of beginning.

AND TOGETHER WITH that portion of land conveyed to Marvin G. Bresler and Lorraine E. Bresler, husband and wife by deed recorded March 20, 1984 in Volume M84, page 4513, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land situate in the NW1/4 SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at the Northwest corner of that certain parcel of land conveyed to State of Oregon, by and through its State Game Commission by deed recorded December 18, 1963 in Volume 349, page 661, Deed Records of Klamath County, Oregon; thence North 32° 17' West along the extension of the West line of said parcel of land a distance of 30 feet to a point; thence South 57° 43' West to an intersection with the North line of that certain parcel of land conveyed to Marvin G. Bresler et ux., by deed recorded May 31, 1979 in Volume M79, page 12560, Deed Records of Klamath County, Oregon; thence Easterly along the Northerly line of said Bresler parcel to the point of beginning.

TOGETHER WITH an easement for roadway purposes which shall be appurtenant to said land, over and across the 50 foot strip immediately East of and adjacent to the Easterly boundary of the above tract; which said easement is non-exclusive and is to be used by the grantees of other lands of the grantors which border said 50 foot strip.

TOGETHER WITH a non-exclusive Waterway Easement as described in instrument dated August 29, 1977, recorded August 31, 1977 in Volume M77, page 16150, Deed Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$7,400.00.

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 18<sup>th</sup> day of April, 2018.

William A. Parry  
William A. Parry  
Gina Parry  
Gina Parry

State of Washington } ss  
County of Snohomish }

On this 18<sup>th</sup> day of April, 2018, before me,  
Julie A. Barrans a Notary Public in and for said state, personally appeared William A. Parry and Gina Parry, 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.

Julie A. Barrans  
Notary Public for the State of Washington  
Residing at: Snohomish, WA  
Commission Expires: May 5, 2019

