



THIS SPACE RESERVED FOR

2018-005143
Klamath County, Oregon
04/26/2018 01:22:01 PM
Fee: \$47.00

After recording return to:

Dale H. Ervin Jr. and Darlene A. Ervin
24694 N Dustin Rd
Acampo, CA 95220

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

Dale H. Ervin Jr. and Darlene A. Ervin
24694 N Dustin Rd
Acampo, CA 95220
File No. 222749AM

STATUTORY WARRANTY DEED

Dustin D. Coombe,

Grantor(s), hereby convey and warrant to

Dale H. Ervin Jr. and Darlene A. Ervin, 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 parcel of land situated in the N1/2 NE1/4 of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the SW1/4 SE1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at 5/8" iron rod marking the 1/4 corner common to said Sections 5 and 32; thence North 00° 05' 12" East 520.00 feet along the West line of the SE1/4 of said Section 32; thence South 89° 57' 50" East 515.54 feet; thence South 00° 37' 30" East 520.03 feet to a point on the North line of the N1/2 NE1/4 of said Section 5; thence continuing South 00° 37' 30" East, parallel with the West line of the N1/2 NE1/4 of said Section 5, a distance of 1320.98 feet to a point on the South line of the N1/2 NE1/4 of said Section 5; thence North 89° 57' 47" West 522.00 feet along said South line to the SW corner of the N1/2 NE1/4 of said Section 5; thence North 00° 37' 30" West 1320.97 feet along the West line of the N1/2 NE1/4 of said Section 5 to the point of beginning.

The true and actual consideration for this conveyance is \$320,000.00.

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 24 day of 04, 18.

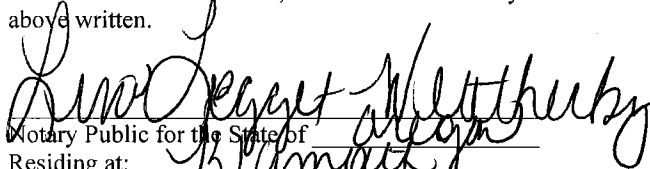


Dustin D. Coombe

State of Oregon } ss
County of Clatsop }

On this 24 day of April 2018, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Dustin D. Coombe, 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: 13100 NW 10th Ave

Commission Expires: 10/19/19

