



THIS SPACE RESERVED FOR

2018-005282
Klamath County, Oregon
04/30/2018 12:38:01 PM
Fee: \$52.00

After recording return to:

Penelope J. Pickett

P.O. Box 115

Bonanza, OR 97623

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

Penelope J. Pickett

P.O. Box 115

Bonanza, OR 97623

File No. 230405AM

STATUTORY WARRANTY DEED

Cecily A. Perkins,

Grantor(s), hereby convey and warrant to

Penelope J. Pickett,

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:

SE1/4 NW1/4 SE1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 15 foot easement over the E1/2 NW1/4 NW1/4 SE1/4 and a 15 foot easement over the W1/2 NE1/4 NW1/4 SE1/4 for ingress and egress to and from the S1/2 NW1/4 SE1/4 of said Section, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$249,000.00.

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 April, 2018

Cecily A. Perkins
Cecily A. Perkins

State of CA } ss
County of LA }

On this 27th day of April, 2018, before me, Andrew Lang Walker a Notary Public in and for said state, personally appeared Cecily A. Perkins, 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.

Andrew Lang Walker
Notary Public for the State of CA

Residing at: 11104 La Maider St., Apt 1, North Hollywood, CA 91601
Commission Expires: 7/5/2019

* See attached CA Acknowledgement
form - ALW - 4/27/18

Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

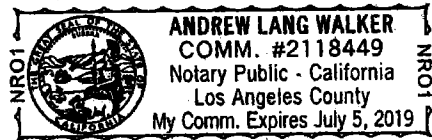
County of Los Angeles

On 4/27/18 before me, Andrew Lang Walker, Notary Public (here insert name and title of the officer), personally appeared Cecily Ann Perkins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrew Lang Walker



Andrew Lang Walker (Notary)

(Seal)

Description of Attached Document

Statutory Warranty Deed
Title or Type of Document

2, 3 including this Acknowledgement
Number of Pages

4/27/18
Date of Document