



THIS SPACE RESERVED FOR

2018-005305  
Klamath County, Oregon  
04/30/2018 01:33:01 PM  
Fee: \$47.00

After recording return to:

Brian M. VanRooyen and Christy L. VanRooyen  
2500 Lindley Way  
Klamath Falls, OR 97601

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

Brian M. VanRooyen and Christy L. VanRooyen  
2500 Lindley Way  
Klamath Falls, OR 97601  
File No. 224236AM

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### STATUTORY WARRANTY DEED

**Jennifer A. Clark and Aaron S. Clark,**

Grantor(s), hereby convey and warrant to

**Brian M. VanRooyen and Christy L. VanRooyen, 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 SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

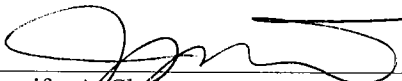
**Commencing at a one inch iron shaft with hex nut marking the Northwest corner of said SW1/4 of the NW1/4; thence North 89° 55' 00" East along the North line of said SW1/4 of the NW1/4, 514.12 feet; thence South 00° 05' 00" East, 124.31 feet to the point of beginning for this description; thence continuing South 00° 05' 00" East, 249.69 feet to the North right of way line of Lindley Way, a county road; thence South 89° 55' 00" West along said North right of way line, 117.66 feet to a 1/2 inch iron pin; thence North 00° 06' 00" East, 249.69 feet to a 1/2 inch iron pin; thence North 89° 55' 00" East, 116.86 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$380,500.00.

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 30 day of April, 2018

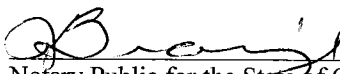
  
Jennifer A. Clark

  
Aaron S. Clark

State of Oregon } ss  
County of Klamath }

On this 30 day of April, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared **Jennifer A. Clark and Aaron S. Clark**, 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 County  
Commission Expires: 12/3/2018

