

2018-005376

Klamath County, Oregon



00221615201800053760030032

05/01/2018 08:46:45 AM

Fee: \$52.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Naturally
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

WARRANTY DEED

THE GRANTOR(S),

- Vicki A Snow, Randall D Tippins, Glenda J Shilling, 527 Benton Road, Edmond, OK 73034,

for and in consideration of: Four Thousand, Five Hundred Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Melissa A. Simpson and Karen S. Newmyer, Joint Tenants with Rights of Survivorship, the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder:Legal Description

A parcel of land situated in the NE 1/4 of section 6, Twp 36S., Range 13 E.W.M., Klamath County, Oregon, being more particularly described as follows:

R-3613-006A0-03400-000

Commencing at 1 1/2 inch pipe with brasscap marking the Southeast corner of the said Northeast quarter, 928.70 ft. to a 1/2 inch iron pin marking the POINT OF BEGINNING for this description; thence continuing S. 89° 57' 08" W along said Southerly line of said Northeast quarter, 440.00 feet to a 1/2 inch iron pin; thence leaving said Southerly line North 499.63 feet; thence West 440.00 feet; thence South 499.27 feet to the point of beginning, continuing 5.04 acres, more or less.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signature:

DATED: 3-26-2018

Vicki A. Snow

Vicki A. Snow
527 Benton Road, Edmond, OK 73034

Grantor Signature:

DATED: 3-26-18

Randall D. Tippins

Randall D. Tippins
6500 E. Second St., Edmond, OK 73034

STATE OF Oklahoma

COUNTY OF Oklahoma

This instrument was acknowledged before me on this 26th day of March, 2018
by Vicki A. Snow and Randall D. Tippins.



[Signature]

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 9-1-21

Grantor Signature:

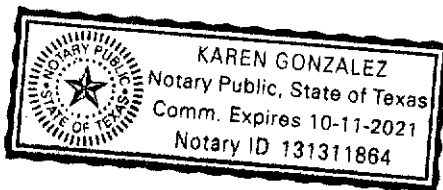
DATED: 3/21/18

Glenda J. Shilling
Glenda J. Shilling
217 Hockaday, Garland, TX 75043

STATE OF Texas

COUNTY OF Dallas, SS:

This instrument was acknowledged before me on this 21st day of March, 2018



Karen Gonzalez
Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 10/11/2021