



THIS SPACE RESERVED FOR F

2018-005578

Klamath County, Oregon

05/04/2018 12:07:01 PM

Fee: \$47.00

After recording return to:

Steven J, Manning and Frances B. Manning

PO Box 855

Weatherford, TX 76086

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

Steven J, Manning and Frances B. Manning

PO Box 855

Weatherford, TX 76086

File No. 231057AM

STATUTORY WARRANTY DEED

**William D. Porteous and Gail L. Porteous,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Steven J, Manning and Frances B. Manning, 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:

The S1/2 of the SE1/4 of the SE1/4, and the S1/2 of the N1/2 of the SE1/4 of the SE1/4 of Section 31, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, and N1/2 of the N1/2 of the NE1/4 of the NE1/4 of Section 6, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$330,000.00.

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:

47 KUT

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 4th day of May, 2018.

William D. Porteous

William D. Porteous

Gail L. Porteous

Gail L. Porteous

State of Oregon } ss
County of Klamath }

On this 4th day of May, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared William D. Porteous and Gail L. Porteous, 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.

Twila Jean Pellegrino

Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 12-3-2018

