



2018-005819
Klamath County, Oregon
05/11/2018 11:45:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Travis S. Buller and Erin B. Buller

26911 Paygr Road

Malin, OR 97632

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

Travis S. Buller and Erin B. Buller

26911 Paygr Road

Malin, OR 97632

File No. 224407AM

STATUTORY WARRANTY DEED

Justin Grant, as to an undivided 50% interest and Philip Grant and Deborah Grant, husband and wife, as to an undivided 50% interest, all as Tenants in Common,

Grantor(s), hereby convey and warrant to

Travis S. Buller and Erin B. Buller, 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:

Government Lot 2 and the SE1/4 of the NW1/4 of Section 6, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT the South 30 feet of Government Lot 2;

ALSO EXCEPT that portion of the SE1/4 of the NW1/4 particularly described as follows:

Beginning at the SW1/4 corner of said SE1/4 of the NW1/4 and running thence East along the South line of said SE1/4 of the NW1/4 to its point of intersection with the Northerly right-of-way line of the County Road, as now laid out and established; thence Northerly along said Northerly right-of-way line to its point of intersection with a line 30 feet North, measured at right angles, of the South line of said SE1/4 of the NW1/4; thence West parallel with the South line of said SE1/4 of the NW1/4 to the West line of said SE1/4 of the NW1/4; thence South 30 feet to the point of beginning.

The true and actual consideration for this conveyance is \$275,000.00.

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

10th day of May, 2018

Justin Grant
Justin Grant

Philip Grant
Philip Grant

Deborah Grant
Deborah Grant

State of Oregon } ss
County of Klamath }

On this 10th day of May, 2018, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Justin Grant, Philip Grant and Deborah Grant, 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.

Heather Sciurba
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec 17 2021

