



2018-006002
Klamath County, Oregon
05/16/2018 10:24:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Linda Kaye Cory

31390 HWY 70

Bonanza, OR 97623

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

Linda Kaye Cory

31390 HWY 70

Bonanza, OR 97623

File No. 228744AM

STATUTORY WARRANTY DEED

Cody Cory,

Grantor(s), hereby convey and warrant to

Linda Kaye Cory,

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:

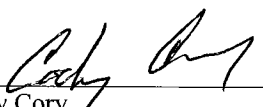
A parcel of land situated in vacated Blocks 48, 49 and 50 of Bowne Addition to the Town of Bonanza, a duly recorded Subdivision in Klamath County, Oregon: Commencing at a point where the Southerly right of way line of North Street intersects the centerline of Carroll Avenue as shown on the official plat of said Bowne Addition; thence South 89° 54' 24" West along the said right of way line of North Street 67.50 feet to a 5/8 inch iron pin marking the point of beginning of this description; thence continuing South 89° 54' 24" West, 832.17 feet to the Northwest corner of Lot 6 of said vacated Block 50; thence South 00° 08' 00" East along the Westerly line of said Lot 6 and the Southerly extension thereof, 141.56 feet to a 5/8 inch iron pin; thence South 89° 44' 50" East, 326.97 feet to a 5/8 inch iron pin; thence South 76° 54' 14" East, 518.98 feet to a 5/8 inch iron pin; thence North 00° 08' 00" West, 261.95 feet to the point of beginning.

The true and actual consideration for this conveyance is \$107,000.00.

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.

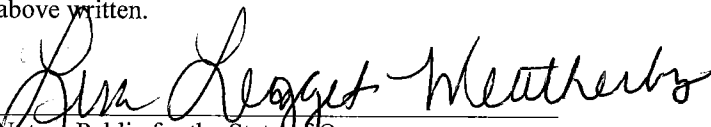
Dated this 8 day of MAY, 2018


Cody Cory

State of Oregon } ss
County of Klamath }

On this 8 day of May, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Cody Cory, 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
Commission Expires: 10/19/19