



THIS SPACE RESERVED FOR

2018-006027
Klamath County, Oregon
05/16/2018 02:31:01 PM
Fee: \$47.00

After recording return to:

Charles A. Cleland and Correne C. Lilly-Cleland
889 Longacre Lane
Klamath Falls, OR 97601

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

Charles A. Cleland and Correne C. Lilly-Cleland
889 Longacre Lane
Klamath Falls, OR 97601
File No. 217407AM

STATUTORY WARRANTY DEED

Shonna Miles,

Grantor(s), hereby convey and warrant to

Charles A. Cleland and Correne C. Lilly-Cleland, 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:

Parcel 1:

A tract of land in the W1/2 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron rod which is North 59°51' East 112.00 feet from a 1/2" pipe which said pipe is North 664.6 feet and North 59°53' East 594.8 feet from the South 1/4 corner of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 6°02' East 481.93 feet to a 1/2" pipe; thence North 59°53' East 769.23 feet to an iron rod; thence South 0°18' West 518 feet to an iron rod; thence North 89°44' West 115.00 to an iron rod; thence South 59°51' West 692.20 feet to the point of beginning.

Parcel 2:

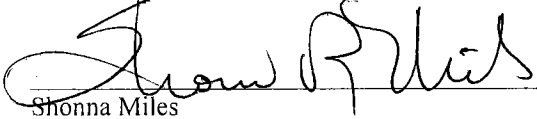
Beginning at an iron pin on the North right of way of 60 foot road, which lies North a distance of 664.6 feet and North 59°53'; East a distance of 594.8 feet from the iron axel which marks the quarter section common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence; North 6°02' East a distance of 481.7 feet to an iron pin; thence North 59°53' East a distance of 112 feet to an iron pin; thence South 6°02' West, a distance of 481.7 feet to an iron pin on the North right of way line of a 60 foot road; thence South 59°53' West along the North right of way line of a 60 foot road a distance of 112 feet, more or less, to the point of beginning, said tract being a portion of the West half of the Southeast quarter (W1/2 SE1/4) Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and in the Southwest quarter of the Southeast quarter (SW1/4 SE1/4) Section 7, and in the Northwest quarter of the Southeast quarter (NW1/4 SE1/4) Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$400,000.00.

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.

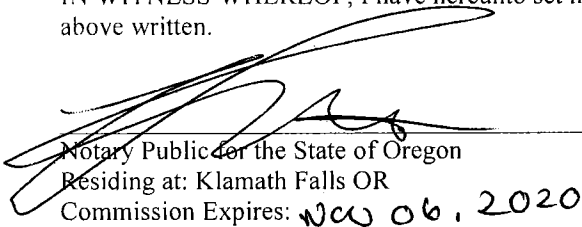
Dated this 15th day of May, 2018.


Shonna Miles

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2018, before me, Rosio Hernandez a Notary Public in and for said state, personally appeared Shonna Miles, 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 Falls OR
Commission Expires: Nov 06, 2020

