



THIS SPACE RESERVED FOR R

2018-006147
Klamath County, Oregon
05/18/2018 03:16:01 PM
Fee: \$47.00

After recording return to:

Andrew Willard

8448 Booth Road

Klamath Falls, OR 97603

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

Andrew Willard

8448 Booth Road

Klamath Falls, OR 97603

File No. 225607AM

STATUTORY WARRANTY DEED

Linda L. Kingzett, as Trustee of the Vanderhoff Revocable Living Trust under agreement dated June 25, 2015,

Grantor(s), hereby convey and warrant to

Andrew Willard,

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:

All that portion of the W1/2 SE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 7 and extending thence North 89° 54" West along the North line of said forty acre tract, 707 feet; thence South 0° 23' West 1943.5 feet, more or less, to the Northerly right-of-way line of the O.C. & E. Railroad; thence South 66° 45' East along the Northerly right-of-way line of said Railroad, 786.3 feet, more or less, to the East line of the SW1/4 SE1/4 of said Section 7; thence North along the East line of said W1/2 SE1/4 of said Section 7, 2258 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Michael W. Cunningham and Linda L. Cunningham by Warranty Deed recorded December 15, 1983 in Volume M83, page 21383, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$300,000.00.

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 15 day of May, 2018

Vanderhoff Revocable Living Trust

Linda L. Kingzett
Linda L. Kingzett, Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of May, 2018, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Linda L. Kingzett known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Vanderhoff Revocable Living Trust under Agreement dated June 25, 2015, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»
Residing at: Klamath
Commission Expires: 10/19/19

