



THIS SPACE RESERVED FOR

**2018-006399**  
**Klamath County, Oregon**  
**05/25/2018 09:13:00 AM**  
**Fee: \$52.00**

After recording return to:

Jesse Jackman Withers  
2076 Lakeshore Drive  
Klamath Falls, OR 97601

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

Jesse Jackman Withers  
2076 Lakeshore Drive  
Klamath Falls, OR 97601  
File No. 233794AM

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### STATUTORY WARRANTY DEED

**Sandra K. Reeves and Bob L. Reeves,**

Grantor(s), hereby convey and warrant to

**Jesse Jackman Withers,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$14,000.00.

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 22 day of May, 2018.

Sandra K. Reeves Date: 5.22.18  
Sandra K. Reeves

Bob L. Reeves Date: 5.22.18  
Bob L. Reeves

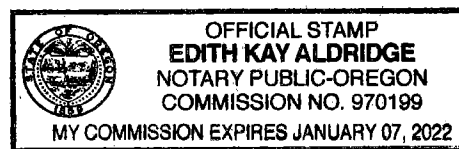
By Sandra K. Reeves his attorney in fact  
Sandra K. Reeves, his attorney in fact

State of Oregon } ss  
County of Deschutes }

On this 22<sup>nd</sup> day of May, 2018, before me, Edith Kay Aldridge a Notary Public in and for said state, personally appeared Sandra K. Reeves individually and as attorney in fact for Bob L. Reeves, 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.

Edith Kay Aldridge  
Notary Public for the State of Oregon  
Residing at: Lafayette, OR  
Commission Expires: January 7, 2022



## EXHIBIT "A"

That portion of the following described property lying within the SW1/4 NW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Laurence Myers and wife by deed recorded May 31, 1968, in M68, page 4893, Microfilm Records of Klamath County, Oregon, said corner being South 89° 21' 50" East 1203 feet, North parallel to the West line of said NW1/4 a distance of 480 feet, due West 325 feet and due North 559 feet, more or less from the Southwest corner of said NW1/4; thence from said point of beginning running Westerly along the Southerly line of Sprague Road a distance of 400 feet; thence South parallel to the West line of said Myers tract a distance of 630 feet; thence due East to the West line of said Myers tract; thence North along the West line of said Myers tract to the point of beginning.