

2018-007145

Klamath County, Oregon



00223776201800071450010016

06/13/2018 11:46:22 AM

Fee: \$82.00

GRANTOR NAME AND ADDRESS

DARCIE KAY TURNER
4707 Alpine Drive
Klamath Falls, Oregon 97603

GRANTEE NAME AND ADDRESS

GARY JOE TURNER
2520 Old Midland Road
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Grantee

UNTIL A CHANGE IS REQUESTED, SENT

TAX STATEMENTS TO:

Grantees

WARRANTY DEED - STATUTORY FORM

DARCIE KAY TURNER, GRANTOR, conveys and warrants to **GARY JOE TURNER, GRANTEE,** all of that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

"A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of Tract 50 ENTERPRISE TRACTS, a duly recorded subdivision, said tract of land being more particularly described as follows.

Beginning at the Northwest corner of said Tract 50; thence North 89° 50' 20" East, along the North line of said Tract 50, 607.57 feet to the Westerly right of way Washburn Way; thence South 00° 04' 21" West, along said right of way, 372.64 feet to the center line of the abandoned O.C. & E. Railroad; thence North 66° 51' 15" West, along said centerline, 660.25 feet to a point on the West line of said Tract 50; thence North 00° 00' 15" East 111.41 feet to the point of beginning."

Tax account No. 3909-004AD-00101-000 Key No. R874441

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

"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 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DARCIE KAY TURNER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3rd day of June, 2018, by DARCIE KAY TURNER.



NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-20-19

Warranty Deed