



THIS SPACE RESERVED FOR

2018-007262

Klamath County, Oregon

06/15/2018 01:15:00 PM

Fee: \$87.00

After recording return to:

Michael Edwards

7404 Short Road

Klamath Falls, OR 97603

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

Michael Edwards

7404 Short Road

Klamath Falls, OR 97603

File No. 231581AM

STATUTORY WARRANTY DEED

Margaret E. Harrington,

Grantor(s), hereby convey and warrant to

Michael Edwards,

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 tract of land 420 feet by 270 feet, situated in the Northwest corner of the Northwest quarter of Southwest quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along section line 420 feet; thence East 270 feet; thence North 420 feet to the East and West center section line of said Section 19; thence West on said East and West center line of Section 19 to the point of beginning, all in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$120,000.00.

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 14 day of June, 2018.

Margaret E. Harrington
Margaret E. Harrington

State of Oregon } ss
County of Klamath }

On this 14 day of June, 2018, before me, Melissa R. Bland a Notary Public in and for said state, personally appeared Margaret E. Harrington, 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.

Melissa R. Bland
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: March 15, 2022

