



2018-007547
Klamath County, Oregon
06/22/2018 11:55:00 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott A. Maynard and Kathleen A. Maynard

7651 Highway 66

Klamath Falls, OR 97601

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

Scott A. Maynard and Kathleen A. Maynard

7651 Highway 66

Klamath Falls, OR 97601

File No. 232916AM

STATUTORY WARRANTY DEED

Rodney J. Dailey and Rebecca L. Dailey, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Scott A. Maynard and Kathleen A. Maynard, 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:

A parcel of land in the NE1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

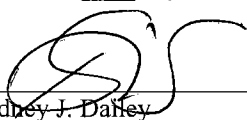
Beginning at a point North 89°31'24" West 77.0 feet and South 0°40'29" West 165.0 feet from the North quarter corner of Section 23 to an iron pin which is the true point of beginning; thence South 0°40'29" West 296.0 feet to a point on the Northerly right of way Keno-Ashland Highway; thence South 55°57'10" West along said right of way 154.6 feet to a point; thence North 10°45'24" West 391.5 feet to an iron pin; thence South 89°31'24" East 204.8 feet to the point of beginning.

The true and actual consideration for this conveyance is \$243,000.00.

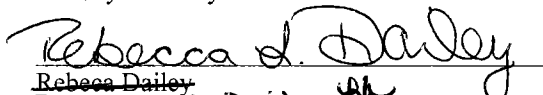
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 21 day of June, 2018.



Rodney J. Dailey



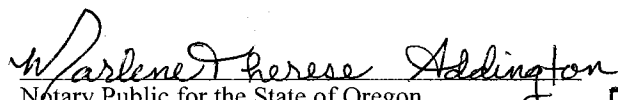
~~Rebecca Dailey~~
Rebecca L. Dailey *AB*

State of Oregon } ss

County of Klamath }

On this 21st day of June, 2018, before me, Marlene Therese Addington a Notary Public in and for said state, personally appeared Rodney J. Dailey and Rebecca L. Dailey, 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 County, OR.
Commission Expires: 11-8-2020

