



THIS SPACE RESERVED FOR

2018-007600

Klamath County, Oregon

06/25/2018 01:21:00 PM

Fee: \$87.00

After recording return to:

Richard L. Cornu and Jerri Ann Fry-Cornu

285 W. Front St

Fallon, NV 89406

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

Richard L. Cornu and Jerri Ann Fry-Cornu

285 W. Front St

Fallon, NV 89406

File No. 240557AM

STATUTORY WARRANTY DEED

Scott R. Penniston and Barbara B. Penniston, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Richard L. Cornu and Jerri Ann Fry-Cornu, 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:

Government Lot 4 and the W1/2 SE1/4 SW1/4 of Section 19, Township 40 South, Range 12 East, Willamette Meridian, Klamath County, Oregon

The true and actual consideration for this conveyance is \$118,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 JUNE, 2018.

Scott R. Penniston
Scott R. Penniston

Barbara B. Penniston
Barbara B. Penniston

State of Washington } ss
County of Kittitas }

On this 22nd day of June, 2018, before me, Schiree Minor a Notary Public in and for said state, personally appeared Scott R. Penniston and Barbara B. Penniston, 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.

Schiree Minor
Notary Public for the State of Washington
Residing at: Elensburg
Commission Expires: 9-9-21

