

**2018-007848****Klamath County, Oregon**

06/29/2018 11:31:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Denis Hickey

PO Box 1022

Merrill, OR 97633

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

Denis Hickey

PO Box 1022

Merrill, OR 97633

File No. 242181AM

STATUTORY WARRANTY DEED

CFO SOLUTIONS, LLC, a Utah Limited Liability Company, as Receiver for Carleton Farms, a partnership consisting of James A. Carleton, Gregory C. Carleton and Richmond J. Carleton,

Grantor(s), hereby convey and warrant to

Denis Hickey,

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:

Lot 13 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the following.

Beginning at the Northwest corner of said Lot 13, thence North 89° 46' 46" East, along the North line of said Lot 13, 73.17 feet, thence South 00° 53' 10" East 330.02 feet to a point on the South line of said Lot 13, thence South 89° 46' 46" West 75.60 feet to the Southwest corner of said Lot 13, thence North 00° 27' 48" West 330.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$129,900.00.

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.

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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 27 day of June, 2018.

CFO SOLUTIONS, LLC, a Utah Limited Liability Company, as Receiver for Carleton Farms

By: Matthew R. McKinlay
Matthew R. McKinlay, Member

State of Idaho } ss
County of Ada }

On this 27th day of June, 2018, before me, Tina Elmblad a Notary Public in and for said state, personally appeared Matthew R. McKinlay, Member of CFO Solutions, LLC as Receiver for Carleton Farms, 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.

Tina Elmblad
Notary Public for the State of Idaho
Residing at: Mendon, Idaho
Commission Expires: May 1, 2024

