



THIS SPACE RESERVED FOR

2018-008181

Klamath County, Oregon

07/10/2018 10:51:01 AM

Fee: \$87.00

After recording return to:

Dahl C Young

5447 Harlan Drive

Klamath Falls, OR 97603

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

Dahl C Young

5447 Harlan Drive

Klamath Falls, OR 97603

File No. 239253AM

STATUTORY WARRANTY DEED

Bobby G. Thompson,

Grantor(s), hereby convey and warrant to

Dahl C Young aka Dahl Craig Young, A Married Man,

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:

Beginning at a point on the Southwesterly line of Tract 24, HOMEDALE, which is North 66°33' West 161.7 feet from the most Southerly corner of said tract; thence North 21°37' East, 286.5 feet, to a point on the Northeasterly line of said Tract 24; thence South 70°37' East, along the Northeasterly line of said tract, a distance of 65.51 feet; thence South 21°37' West, 291.15 feet, more or less, to a point on the Southwesterly line of said Tract 24; thence North 66°33' West, 65.51 feet to the point of beginning,, being a portion of Tract 24, HOMEDALE. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$74,000.00.

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 9th day of July, 2018.

Bobby G Thompson
Bobby G. Thompson

BY Janna Dee Micka as Atty in Fact
Janna Dee Micka, as Attorney in Fact

State of Oregon } ss
County of Klamath }

On this 9 day of July, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Janna Dee Micka, as Attorney in Fact for Bobby G. Thompson, 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.

Stacy Howard

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

