



THIS SPACE RESERVED FOR

2018-008231

Klamath County, Oregon

07/11/2018 09:32:01 AM

Fee: \$92.00

After recording return to:
Larry Sutton and Erin Sutton
P. O. Box 61
Chemult, OR 97731

Until a change is requested all tax statements shall be
sent to the following address:
Larry Sutton and Erin Sutton
P. O. Box 61
Chemult, OR 97731
File No. 234817AM

STATUTORY WARRANTY DEED

Corby G. Riley and Colleen C. Riley, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Larry Sutton and Erin Sutton, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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:

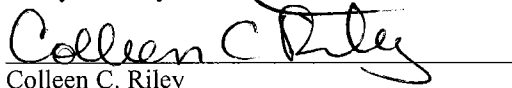
2018-2019 Real Property Taxes, a lien not yet due and payable.

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 10th day of July, 2018.



Corby G. Riley



Colleen C. Riley

State of OR } ss
County of KLAMATH }

On this 10th day of July, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Corby G. Riley and Colleen C. Riley, 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 OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

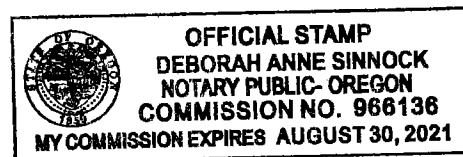


EXHIBIT "A"

234817AM

PARCEL 1

All that portion of Block 8 in the TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway #97, which point is 50 feet Southeasterly from the Northwest corner of said Block 8; and running at right angles to said Highway Northeasterly 150 feet along the Southerly line of that certain Tract now owned by Bellevance; thence Southeasterly and parallel with the Easterly line of said Highway a distance of 50 feet; thence Southwesterly and parallel with the Northerly line of said Block 8 a distance of 150 feet to the Easterly line of said highway; thence Northwesterly along the Easterly line of said Highway a distance of 50 feet to the point of beginning.

PARCEL 2

A portion of Block 8, in the TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land beginning at a point which is 100 feet in a Southerly direction from the Northwest corner of Block 8 in the ORIGINAL TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running in an Easterly direction at right angles to The Dalles-California Highway #97 a distance of 150 feet; thence in a southerly direction parallel to said Dalles-California Highway No. 97, a distance of 50 feet; thence in a Westerly direction at right angles to said Highway a distance of 150 feet; thence in a Northerly direction along the boundary of said Highway a distance of 50 feet to the place of beginning.