

THIS SPACE RESERVED FO

2018-008337

Klamath County, Oregon 07/12/2018 01:19:01 PM

Fee: \$97.00

After recording return to:
Linnea Kittrell
2890 Arrowhead St
Eugene, OR 97404
Until a change is requested all tax statements shall be sent to the following address:
Linnea Kittrell
2890 Arrowhead St
Eugene, OR 97404
File No 245712AM

STATUTORY WARRANTY DEED

Paul W. Scharn, Scott A. Scharn, Debra Rae Baas and Marilyn L. Spores,

Grantor(s), hereby convey and warrant to

Linnea Kittrell,

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 tract of land situated in the NW1/4 SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of SE1/4 NW1/4 of SE1/4 of Section 18, said rod being South thereon a distance of 840.0 feet, from an iron rod marking the Southeast corner of the SE1/4 SW1/4 NE1/4 of Section 18; thence West a distance of 289.10 feet, more or less, to an iron rod; thence continuing West along this line a distance of 4.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 20.0 feet, more or less, to the centerline of said creek; thence Northerly along said centerline to the intersection of said centerline with a line running East parallel with and 60.0 feet North of the 1st course thence East along this line a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence continuing East along this line a distance of 6.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 60.00 feet, to the Past line of the SE1/4 NW1/4 SE1/4 of Section 18; thence South along this line a distance of 60.00 feet, to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-018D0-03700-000

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.



Commission Expires:

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.

Paul W Scharn	Marilyn L Spores
Scott A Scharn	Debra Rae Baas
State of Oregon } ss County of	
On this 15 th day of July, 2018, before me,	fied to me to be the person(s) whose name(s) (s) are subscribed to the within executed same. and and affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Commission Expires: 7-8-19	OFFICIAL STAMP TINA MARIE KELLY NOTARY PUBLIC - OREGON COMMISSION NO. 936327 MY COMMISSION EXPIRES FEBRUARY 08, 2019
State of Oregon } ss County of}	
IN WITNESS WHEREOF, I have hereunto set my ha	a Notary Public in and for said state, fied to me to be the person(s) whose name(s) is/are subscribed to the e/they executed same.
above written.	and and arrived my ornolar scar the day and year in this certificate hist
Notary Public for the State of Oregon Residing at: Commission Expires:	and and arrived my ornotal scal the day and year in this certificate hist
Notary Public for the State of Oregon Residing at:	and answed my official scal tile day and year in this certificate first
Notary Public for the State of Oregon Residing at: Commission Expires: State of Oregon } ss County of } On this day of July, 2018, before me, personally appeared <u>Debra Rae Baas</u> , known or ident within Instrument and acknowledged to me that he/she IN WITNESS WHEREOF, I have hereunto set my har	a Notary Public in and for said state,
Notary Public for the State of Oregon Residing at: Commission Expires: State of Oregon } ss County of	a Notary Public in and for said state, ified to me to be the person(s) whose name(s) is/are subscribed to the //they executed same.
Notary Public for the State of Oregon Residing at: Commission Expires: State of Oregon } ss County of	a Notary Public in and for said state, ified to me to be the person(s) whose name(s) is/are subscribed to the //they executed same.

Commission Expires:

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.

UNDER ORS 195.300, 195.301 AND 195.305 TO 195.3 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OR: OREGON LAWS 2010.	T THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, 136 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS EGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
Dated this day of July, 2018.	
Paul W Scharn	Marilyn L Spores
Scott A Scharn	Debra Rae Balas
State of Oregon } ss County of	
Instrument and acknowledged to me that he/she/they exec	a Notary Public in and for said state, to me to be the person(s) whose name(s) is/are subscribed to the within cuted same. and affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Commission Expires:	
State of Oregon } ss County of}	
within Instrument and acknowledged to me that he/she/the IN WITNESS WHEREOF, I have hereunto set my hand a	Your favor a Notary Public in and for said state, to me to be the person(s) whose name(s) is/are subscribed to the ey executed same. and affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Commission Expires:	OFFICIAL STAMP JEREMY YOUNG HONOR NOTARY PUBLIC - OREGON COMMISSION NO. 971839 MY COMMISSION EXPIRES MARCH 13, 2022
State of Oregon ss County of	
On thisday of July, 2018, before me,	nd affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Commission Expires:	OFFICIAL STAMP JEREMY YOUNG HONOR NOTARY PUBLIC - OREGON COMMISSION NO. 971839 MY COMMISSION EXPIRES MARCH 13, 2022
State of Oregon } ss County of }	
On this day of July, 2018, before me, personally appeared Marilyn L Spores, known or identific within Instrument and acknowledged to me that he/she/the	a Notary Public in and for said state, ed to me to be the person(s) whose name(s) is/are subscribed to the y executed same. and affixed my official seal the day and year in this certificate first
Notary Public for the State of Oregon	

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 day of July, 2018.	Λ Λ Λ
day of July, 2016.	
	Markey of Nones
Paul W Scharn	Mariba I Spores
That it bounds	Manyn E Sporte
Scott A Scharn	Debra Rae Baas
	2-0714 71110 2-1111
State of Oregon } ss	
County of}	
On this day of July, 2018, before me,	a Notary Public in and for said state,
personally appeared Paul W Scharn known or identified	d 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 exe	cuted 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.	and armied my official sear me day and you in mis continents mat
Notary Public for the State of Oregon	
Residing at:	
Commission Expires:	
Commission Expires.	
State of Oregon } ss	
County of	
On this day of Table 2010 1 C	37
On this day of July, 2018, before me,	a Notary Public in and for said state,
personally appeared Scott A Scharn, known or identified	d to me to be the person(s) whose name(s) is/are subscribed to the
within Instrument and acknowledged to me that he/she/th	ney 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.	
77	
Notary Public for the State of Oregon	
Residing at:	
Commission Expires:	
State of Oregon } ss	
County of}	
On this day of July, 2018, before me,	a Notary Public in and for said state,
personally appeared Debra Rae Baas , known or identifie	ed to me to be the person(s) whose name(s) is/are subscribed to the
within Instrument and acknowledged to me that he/she/th	ey executed same.
IN WITNESS WHEREOF, I have hereunto set my hand a	and affixed my official seal the day and year in this certificate first
above written.	,
Notary Public for the State of Oregon	
Residing at:	
Commission Expires:	
State of Oregon } ss	
County of Klamath	
•	A
On this 9th day of July 2018 before me Translation	Sean Pellegrina Notary Public in and for said state, ied to me to be the person(s) whose name(s) is/are subscribed to the
personally appeared Marilyn I. Spores known or identify	ied to me to be the negro of where negro (Six) and for said state,
within Instrument and acknowledged to me that he/she/the	ned to the to be the personal whose namely is are subscribed to the
IN WITNESS WHEDE OF I have because out with	ey executed same.
above written.	and affixed my official seal the day and year in this certificate first
Forma Der Gello-	
The state of the state of the	OFFICIAL STAMP
ivotary Public for the State of Oregon	TWILA JEAN PELLEGRINO
Notary Public for the State of Oregon Residing at: Klanda (2) 15, 0, e.g., Commission Expires: 12-3-3018	NOTARY PUBLIC- OREGON
Commission Expires:	COMMISSION NO. 934477
10-3-0010	MY COMMISSION EXPIRES DECEMBER 03,2018
	: MI COMMISSION EAFIRES DECEMBER 03,2010 1