



THIS SPACE RESERVED FOR

**2018-008789**

**Klamath County, Oregon**

**07/24/2018 02:22:01 PM**

**Fee: \$87.00**

After recording return to:

Rodney A. Cheyne and Nichelle Cheyne

14130 Matney Rd

Klamath Falls, OR 97603

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

Rodney A. Cheyne and Nichelle Cheyne

14130 Matney Rd

Klamath Falls, OR 97603

File No. 244099AM

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### STATUTORY WARRANTY DEED

**Dale A. Fleming and Janice M. Fleming,  
Trustees under the Fleming Living Trust dated June 7, 1994,  
and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Rodney A. Cheyne and Nichelle Cheyne, 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:

**PARCEL 1:**

**That portion of the NE1/4, Section 12, Township 40 South Range 9 East of the Willamette Meridian, lying between the "C" Canal and the Southern Pacific Railroad track, and South of the Cross Road.**

**EXCEPTING THEREFROM a strip of land along the North boundary conveyed to the United States of America by deed recorded December 10, 1929 in Deed Volume 88, page 362.**

**PARCEL 2:**

**All that part of the NE1/4 NW1/4 of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the South boundary of the D2 Irrigation Lateral and East of the Northeasterly boundary of the "C" Canal.**

The true and actual consideration for this conveyance is \$270,000.00.

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 23 day of July, 2018.

Fleming Living Trust dated June 7, 1994

By: Dale A. Fleming TTE  
Dale A. Fleming, Trustee

By: Janice M. Fleming TTE  
Janice M. Fleming, Trustee

State of Oregon } ss  
County of Klamath }

On this 23 day of July, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Dale A. Fleming and Janice M. Fleming, Trustees of the Fleming Living Trust, 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.

[Signature]  
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: NOV 06, 2020

