



THIS SPACE RESERVED FOR

2018-008946

Klamath County, Oregon

07/27/2018 02:44:01 PM

Fee: \$87.00

After recording return to:

Jeffrey J. Otto

P. O. Box 146

Keno, OR 97627

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

Jeffrey J. Otto

P. O. Box 146

Keno, OR 97627

File No. 248965AM

STATUTORY WARRANTY DEED

Jimmy J. Fallon and Juanita M. Fallon, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Jeffrey J. Otto,

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 portion of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Northwest corner of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°48'27" East along the North boundary of said Section 17 a distance of 1342.8 feet, more or less, to the East boundary of the NW1/4 NW1/4 of said Section 17; thence South 0°06' East along said East boundary a distance of 365.5 feet to the Easterly right of way boundary of the Keno-Worden Highway as now constructed; thence South 28°53' East along said right of way boundary a distance of 705.1 feet; thence South 84°48' East 546.0 feet; thence South 69°33' East 829.5 feet; thence South 32°31' West a distance of 466.68 feet to the true point of beginning of this description, which point is marked with a 3/4 inch galvanized iron pipe and represents the Southeast corner of that Tract of land recorded in Volume 350, page 490 of Deed Records of Klamath County, Oregon; thence North 69°33' West along the South boundary of above said Tract of land, 175.0 feet to the Southwest corner thereof which is marked with a 3/4 inch galvanized iron pipe; thence South 32°31' West 668.0 feet to a 1/2 inch galvanized iron pipe; thence South 89°36 1/2' East 375.6 feet to a 1/2 inch galvanized iron pipe; thence North 32°31' East 536.3 feet to a 3/4 inch galvanized iron pipe which bears South 69°33' East 150.3 feet from the true point of beginning; thence North 69°33' West 150.3 feet to the true point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of the Keno-Worden Highway.

The true and actual consideration for this conveyance is \$360,000.00.

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 26 day of July, 2018

Jimmy J. Fallon
Jimmy J. Fallon

Juanita M. Fallon
Juanita M. Fallon

State of OR } ss
County of Klamath }

On this 26th day of July, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jimmy J. Fallon and Juanita M. Fallon, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

