



2018-010207

Klamath County, Oregon

08/24/2018 12:29:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ranae Preston

2903 Summers Ln

Klamath Falls, OR 97603

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

Ranae Preston

2903 Summers Ln

Klamath Falls, OR 97603

File No. 245561AM

### STATUTORY WARRANTY DEED

**Neal G. Buchanan and Yolanda L. Buchanan, husband and wife, and Ross Zie and Edna Jean Afenir, Trustees of the Jarz Living Trust uad 4-13-15,**

Grantor(s), hereby convey and warrant to

**Ranae Preston,**

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 parcel of land situated in the SW1/4 of the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at point 600 feet North of the Southwest corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence running East 238 feet; thence North 100 feet; thence West 238 feet; thence South 100 feet to the place of beginning, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$181,000.00.

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.**

245561AM

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 21<sup>st</sup> day of August 2018

Neal G. Buchanan  
Neal G. Buchanan

Yolanda L. Buchanan  
Yolanda L. Buchanan

Trustees of the Jarz Living Trust uad 4-13-15

By: [Signature]  
Ross Zie, Trustee

By: [Signature]  
Edna Jean Menir, Trustee

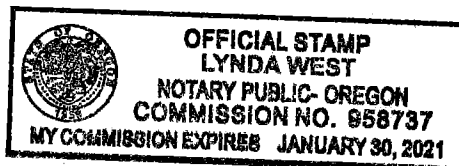
Signed in counterpart

State of Oregon} ss.  
County of Klamath}

On this 23 day of August, 2018, before me, Lynda West a Notary Public in and for said state, personally appeared Neal G. Buchanan and Yolanda L. Buchanan known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lynda West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-30-21



## ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF ARIZONA

}

COUNTY OF MOHAVE

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On August 18, 2018 before me, JENNIFER A. MRAZEK, Notary Public,

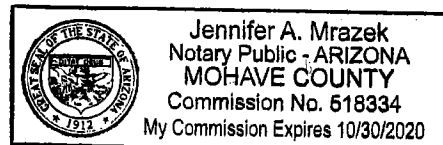
personally appeared Ross Zie  
Edna Jean Afenir

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity (ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Jennifer A. Mrazek



My Commission Expires: 10-30-20