



THIS SPACE RESERVED FOR

2018-010600

Klamath County, Oregon

08/31/2018 09:43:01 AM

Fee: \$87.00

After recording return to:

Steven Russell Payne

419 E 7th St

Hanford, CA 93230

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

Steven Russell Payne

419 E 7th St

Hanford, CA 93230

File No. 254328AM

STATUTORY WARRANTY DEED

**Timothy Gray and Jami Gray,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Steven Russell Payne,

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 situate in the SW1/4 NW1/4 of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the most Westerly boundary line of that tract of land described in a Deed recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon, intersects the Southerly right of way line of State Highway No. 140 as the same now exists; thence Southwesterly along said right of way line 520.0 feet more or less to the centerline of a prominent dry gulch; thence leaving said right of way line and following the centerline of said dry gulch the following courses and distances; South 42° East 115.0 feet, North 89° East 295.0 feet, South 71° 30' East 84.0 feet to the most Southwesterly corner of that tract of land described in Deed recorded in Book 66 at Page 552, Deed Records of Klamath County, Oregon; thence leaving said dry gulch and running along the Westerly boundary of the tract of land last mentioned, North 365.0 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$250,000.00.

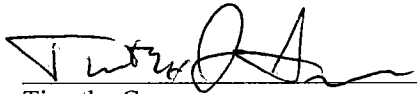
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

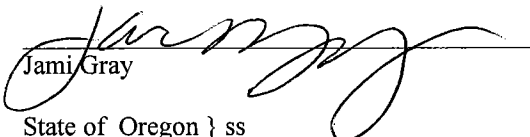
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 30th day of August, 2018.

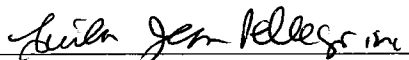


Timothy Gray



Jami Gray
State of Oregon } ss
County of Klamath }

On this 30th day of August, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Timothy Gray and Jami Gray, 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 Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

