



THIS SPACE RESERVED FOR

2018-011016

Klamath County, Oregon

09/11/2018 10:43:00 AM

Fee: \$92.00

After recording return to:

Lawrence D. Cottingham and Heidi A. Cottingham

11821 Highway 66

Klamath Falls, OR 97601

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

Lawrence D. Cottingham and Heidi A. Cottingham

11821 Highway 66

Klamath Falls, OR 97601

File No. 253037AM

STATUTORY WARRANTY DEED

Lynette J. Ward,

Grantor(s), hereby convey and warrant to

Lawrence D. Cottingham and Heidi A. Cottingham, 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:

See Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$219,900.00.

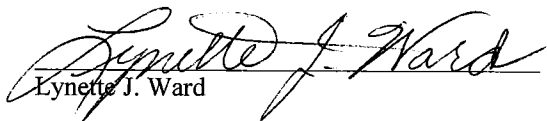
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

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87

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 10 day of September, 2018


Lynette J. Ward

State of Oregon } ss
County of Klamath }

On this 10 day of September, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Lynette J. Ward, 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 County
Commission Expires: 12/3/2018

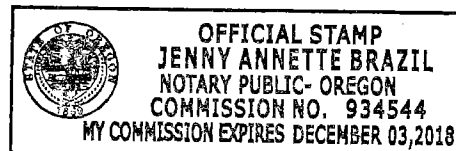


EXHIBIT "A"

PARCEL 1

Beginning at a point in the Northerly right of way line of Klamath Falls – Ashland Highway, which point is South 37° 48' East 1298.70 feet from the section corner common to sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 0° 21' West 1567.3 feet to a stake near the Southerly bank of the Emmitt Ditch; thence West 85 feet; thence South 0° 21' East 1593.13 feet, more or less, to a point on the Northerly right of way line of the Klamath Falls – Ashland Highway; thence North 72° 38' East along the Northerly line of said Highway 89.06 feet, more or less, to the point of beginning, being in the SW1/4 SW1/4 of Section 28 and the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

Beginning at a point (stake) in the Northerly right of way fence of the Klamath Falls – Ashland Highway, which stake is South 37° 48' East 1298.70 feet from the section corner common to sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian Klamath County, Oregon; thence North 0° 21' West 1567.30 feet to a stake near Southerly bank of Emmitt Ditch; thence East 83.6 feet to a stake; thence South 0° 21' East 1541.25 feet to a stake in the aforesaid mentioned highway right of way fence line; thence South 72° 38' West 87.59 feet along said fence line to a point of beginning, and being in Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.