



THIS SPACE RESERVED FOR

2018-013000

Klamath County, Oregon

10/24/2018 01:27:01 PM

Fee: \$87.00

After recording return to:

Paige Parnell

5418 Shasta Way,

Klamath Falls, OR 97603

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

Paige Parnell

5418 Shasta Way,

Klamath Falls, OR 97603

File No. 260030AM

STATUTORY WARRANTY DEED

Yong C. Kennedy,

Grantor(s), hereby convey and warrant to

Paige Parnell,

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:

All that portion of Tracts No. 1 and 2 of VICORY ACRES, more particularly described as follows:

Beginning at the Northwest corner of said Tract No. 1; thence East along the North line of said Tracts No. 1 and 2 to a point 43 feet East of the Northwest corner of said Tract No. 2; thence South parallel to the West line of said Tract No. 2, 84 feet to the centerline of the Enterprise Irrigation Ditch as now constructed; thence Northwesterly along the centerline of said irrigation ditch to the Westerly line of said Tract No. 1; thence North along the Westerly line of said Tract No. 1 approximately 34 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING therefrom the West 8.8 feet of the above portion of said Tract No. 1 used for road purposes.

The true and actual consideration for this conveyance is \$121,000.00.

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:

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 23rd day of October, 2018.

Yong C. Kennedy
Yong C. Kennedy

State of Oregon } ss
County of Klamath }

On this 23rd day of October, 2018, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared **Yong C. Kennedy**, 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.

Kathleen Antoinette Maynard
Notary Public for the State of Oregon

Residing at: Klamath County
Commission Expires: 6/7/22

