



THIS SPACE RESERVED FOR

2018-013515  
Klamath County, Oregon  
11/06/2018 12:02:01 PM  
Fee: \$87.00

After recording return to:  
Robert Loy Kerns  
4848 Homedale Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Robert Loy Kerns  
4848 Homedale Road  
Klamath Falls, OR 97603  
File No. 263026AM

STATUTORY WARRANTY DEED

James L. Rice, Trustee of the Marilyn L. Cotter Special Needs Trust,  
Grantor(s), hereby convey and warrant to

Robert Loy Kerns,

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 NW1/4 NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Bartlett Avenue at its intersection with the Easterly right of way line of the U.S. Bureau of Reclamation's A-3-B Lateral, from which point the Southeast corner of Lot 1, Block 1 of Tract 1035, Gatewood Subdivision bears South 84° 36' 55" West 30.14 feet; thence along the Easterly right of way line of said A-3-B Lateral North 00° 05' 40" East 129.93 feet; thence South 89° 31' 33" East 161.95 feet to a point on the Westerly right of way line of Homedale Road; thence along said Westerly right of way line South 00° 07' 20" West 113.33 feet to its intersection with the Northerly right of way line of Bartlett Avenue; thence South 84° 36' 55" West 162.64 feet along said Northerly right of way of Bartlett Avenue to the point of beginning, with bearings based on Minor Partition No. 32-88 as filed in the Klamath County Engineer's Office and being a portion of that certain parcel of land conveyed to Verle Eugene Sagers, et ux., in Volume M70, at page 11168 and Volume M78 at page 3219, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$199,000.00.  
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 02 day of NOVEMBER, 2018.

Marilyn L. Cotter Special Needs Trust

By: James L. Rice, TRUSTEE  
James L. Rice, Trustee

State of Oregon} ss.

County of CLACKAMAS}

On this 2nd day of NOVEMBER, 2018, before me, MUSTAFA DIWAN, a Notary Public in and for said state, personally appeared James L. Rice known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Marilyn L. Cotter Special Needs Trust, 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.

[Signature]

Notary Public for the State of Oregon»

Residing at: HILLSBORO, OR

Commission Expires: 03/08/2022

