



THIS SPACE RESERVED FOR

2018-013637

Klamath County, Oregon

11/08/2018 11:54:01 AM

Fee: \$87.00

After recording return to:

Steven M. Stuart and Patricia K. Stuart

PO Box 1908

Palmer, AK 99645

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

Steven M. Stuart and Patricia K. Stuart

PO Box 1908

Palmer, AK 99645

File No. 259227AM

STATUTORY WARRANTY DEED

Susan Fairclo House,

Grantor(s), hereby convey and warrant to

Steven M. Stuart and Patricia K. Stuart, 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:

Located in Klamath County, Oregon, described as a tract of land situated in the NE1/4 NE1/4 (Government Lot 11) of Section 31, Township 39 South, Range 10 East Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 276.5 feet from the Northeast corner of said Section 31, said point being on the Southerly boundary of the County Road; thence South 311.9 feet to an iron pin; thence South 69°30' West 294.9 feet to an iron pin on the Easterly boundary of the County Road; thence Northerly and Easterly following the Easterly and Southerly boundary of said County Road to the point of beginning.


The true and actual consideration for this conveyance is \$2,000.00.

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:

87

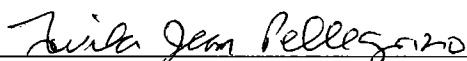
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7th day of November, 2018.


Susan Fairclo House

State of Oregon } ss
County of Klamath }

On this 7th day of November, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Susan Fairclo House, 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

