



THIS SPACE RESERVED FOR RE

2018-013733

Klamath County, Oregon

11/09/2018 03:24:01 PM

Fee: \$87.00

After recording return to:

Jared James Kerr and Anna Susan Kerr

PO Box 1151

Red Bluff, CA 96080

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

Jared James Kerr and Anna Susan Kerr

PO Box 1151

Red Bluff, CA 96080

File No. 256393AM

STATUTORY WARRANTY DEED

Stephen P. Tenold and Carrie Rose Tenold, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jared James Kerr and Anna Susan Kerr, 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:

Parcel 2 of Land Partition 49-06 located in the S1/2 of Section 12, and the NW1/4 NE1/4 NE1/4 NW1/4 NW1/4 NW1/4 of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$299,000.00.

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:

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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 9 day of 11, 18.

Carrie Rose Tenold

Carrie Rose Tenold

Stephen P. Tenold

Stephen P. Tenold

State of Oregon } ss
County of Klamath }

On this 9 day of November, 2018, before me, Stephen P. Tenold and Carrie Rose Tenold a Notary Public in and for said state, personally appeared Oregon, 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.

Lisa Legget Weatherby

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10/19/19

