



THIS SPACE RESERVED FOR

2018-014131

Klamath County, Oregon

11/21/2018 09:09:01 AM

Fee: \$87.00

After recording return to:

Jenice Bindus

129260 Monk Lane

Crescent Lake, OR 97733

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

Jenice Bindus

129260 Monk Lane

Crescent Lake, OR 97733

File No. 267833AM

STATUTORY WARRANTY DEED

Sherman, LLC an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Jenice Bindus,

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:

**E1/2 N1/2 N1/2 SW1/4 NW1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2508-01900-03700-000

The true and actual consideration for this conveyance is \$139,000.00.

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:

Return to: 

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 20th day of November, 2018.

Willie Ray Pendleton, Jr.
Willie Ray Pendleton, Jr, Member

State of Oregon } ss
County of Deschutes }

On this 20th day of November, 2018, before me, Ricci L. Nichols a Notary Public in and for said state, personally appeared Willie R. Pendleton known or identified to me to be the Managing Member in the Limited Liability Company known as Sherman LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.*Willie Ray Pendleton, Jr

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ricci L. Nichols

Notary Public for the State of Oregon
Residing at: Sumner OR 97147
Commission Expires: Feb 04, 2020

