



THIS SPACE RESERVED FOR

2018-014184

Klamath County, Oregon

11/21/2018 03:29:01 PM

Fee: \$87.00

After recording return to:

Jeremy Sites

905 Old Midland Road

Klamath Falls, OR 97603

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

Jeremy Sites

905 Old Midland Road

Klamath Falls, OR 97603

File No. 259194AM

STATUTORY WARRANTY DEED

Rodney Cheyne,

Grantor(s), hereby convey and warrant to

Jeremy Sites,

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 1:

A parcel of land situated in the SW1/4 of the SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the SW1/4 SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, thence North along the West line of SW1/4 SE1/4 30.0 feet to the North right of way line of Midland Road, which is also the true point of beginning, thence North along the West line of the SW1/4 SE1/4 348.48 feet to a point; thence East along a line parallel to the Southerly line of said Section 32, 125.0 feet; thence South parallel to the West line of the SW1/4 SE1/4 348.48 feet to the North right of way line of the Midland Road, thence West along the North right of way line 125.0 feet to the point of beginning.

PARCEL 2:

A Tract of Land situated in the SW1/4 SE1/4 of Section 32, 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 North-South center line of said Section 32, from which the South ¼ corner of said Section 32 bears S00°15'25"E 378.48 feet; thence N00°15'25"E, along the said North-South centerline of said Section 32, 381.37 feet to its intersection with the Southwesterly right of way line of the USBR C-4 Lateral; thence S27°41'22"E, along the said Southwesterly right of way line, 266.73 feet; thence S00°15'25"W, parallel to and 125.00 feet distant from the said North-South centerline of said Section 32, 145.22 feet; thence N89°59'00"W, parallel to the South line of said Section 32, 125.00 feet to the point of beginning (property line adjustment 12-10).

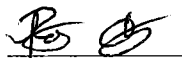
The true and actual consideration for this conveyance is \$275,000.00.

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:

Blawt

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.

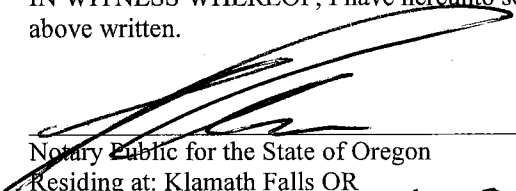
Dated this 20 day of November, 2018.


Rodney Cheyne

State of Oregon } ss
County of Klamath }

On this 20 day of November, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Rodney Cheyne, 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 OR
Commission Expires: Nov 06, 2020

