



THIS SPACE RESERVED FOR

2019-000544

Klamath County, Oregon

01/18/2019 01:36:01 PM

Fee: \$87.00

After recording return to:

Clydenna Kay Strong and Virgil Meridith Strong

3930 South Sixth Street #211

Klamath Falls, OR ~~97601~~ 97603

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

Clydenna Kay Strong and Virgil Meridith Strong

3930 South Sixth Street #211

Klamath Falls, OR ~~97601~~ 97603

File No. 273464AM

STATUTORY WARRANTY DEED

**Lois M. Stephenson and Michael L. Stephenson,
with rights of survivorship,**

Grantor(s), hereby convey and warrant to

Clydenna Kay Strong and Virgil Meridith Strong, 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:

A tract of land situated in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89°40' West, a distance of 30 feet and North 1°12' West a distance of 462.9 feet from an iron pin in the center of Summers Lane which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East, Willamette Meridian, thence continuing North 1°12' West along the Westerly right of way line of Summers Lane a distance of 83 feet to an iron pin; thence South 89°40' West a distance of 239 feet to an iron pin which lies on the Easterly right of way line of the U.S.R.S. Drain; thence South 4°22' East along said Easterly right of way line of the U.S.R.S. Drain a distance of 83 feet to an iron pin; thence North 88°54' East a distance of 233.7 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$200,000.00.

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

17 day of Jan 2019

Lois M. Stephenson
Lois M. Stephenson

Michael L. Stephenson
Michael L. Stephenson

State of Oregon } ss
County of Klamath }

On this 17 day of January, 2019, before me, Heather Scurba a Notary Public in and for said state, personally appeared Lois M. Stephenson & Michael L. Stephenson, 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.

Heather Scurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec. 17, 2021

