



THIS SPACE RESERVED FOR

2019-003367

Klamath County, Oregon

03/27/2019 01:32:00 PM

Fee: \$87.00

After recording return to:

Byron Werner and Nicholas Liday

PO Box 1106

Crescent Lake, OR 97733

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

Byron Werner and Nicholas Liday

PO Box 1106

Crescent Lake, OR 97733

File No. 284423AM

STATUTORY WARRANTY DEED

Stephen M. Keith, Trustee of the Stephen M. Keith Living Trust,

Grantor(s), hereby convey and warrant to

Byron Werner and Nicholas Liday, not as Tenants in Common but with Rights of Survivorship,

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:

The East 1/2 of the SE1/4 of the NE1/4 of the SW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, less that portion along North line within the right of way of the U.S. Forest Service Bear Flat Road No. 283.

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

R-2808-01600-04300-000

The true and actual consideration for this conveyance is \$20,000.00.

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 26 day of March, 2019.

Stephen M Keith, trustee
Stephen M Keith, trustee

State of California } ss.
County of Los Angeles }

On this 26th day of March, 2019, before me, Kerri Palitang a Notary Public in and for said state, personally appeared Stephen M Keith known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Stephen M Keith Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Kerri Palitang
Notary Public for the State of California »
Residing at: Los Angeles, CA
Commission Expires: 12-05-22

