

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471819079416-BA
Rodney Cheyne
14130 Matney Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Rodney Cheyne
14130 Matney Road
Klamath Falls, OR 97603

APN: R93348

Map: R-4009-01100-00800-000

2019-003698

Klamath County, Oregon

04/05/2019 01:23:18 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sally J. Cheyne and Alexander E.G. Cheyne, Trustees of the Sally Cheyne Living Trust dated December 20, 2016, Grantor, conveys and warrants to **Rodney Cheyne**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 11, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of said forty acre tract 60 rods; thence East and parallel with the North line of the S1/2 SW1/4 of said Section 160 rods to the East line of the SE1/4 SW1/4 of said Section; thence North along the East line of said SE1/4 SW1/4 to the Northeast corner thereof; thence West along the North line of the S1/2 SW1/4 of said Section 160 rods to the place of beginning, being the North 60 rods of the S1/2 SW1/4 of Section 11, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THERFROM that portion lying within the USBR NO. 3 Drain and AND EXCEPTINGTHEREFROM that portion thereof in Spring Lake Road (Summers Lane).

Subject to: See attached Exhibit "A" Exceptions

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$199,000.00). (See ORS 93.030).

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.

AmeriTitle 285700Am / Ticor 471819079416

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 3, 2019

the Sally Cheyne Living Trust dated December 20, 2016

BY: Sally Cheyne
Sally J. Cheyne, Trustee

BY: Alexander E.G. Cheyne
Alexander E.G. Cheyne, Trustee

State of OR
County of Benton

This instrument was acknowledged before me on April 3, 2019, by Sally J. Cheyne and Alexander E.G. Cheyne, as Trustees of the Sally Cheyne Living Trust dated December 20, 2016.

Cassie Nichole Kephart
Notary Public - State of Oregon
My Commission Expires: 06/29/2020

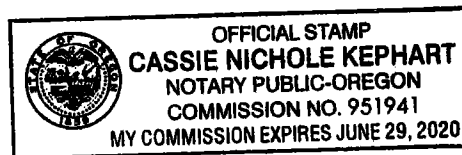


EXHIBIT "A"
Exceptions

Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of
Klamath Irrigation District.
(No inquiry has been made)

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of
Klamath Basin Irrigation District.
(No inquiry has been made)

USBR No. 3 Drain as shown on the Klamath County Assessor's Map.