



**2019-003856**

**Klamath County, Oregon**

**04/10/2019 11:49:01 AM**

**Fee: \$97.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gary R. Wynn

2545 Patterson Street

Klamath Falls, OR 97603

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

Gary R. Wynn

2545 Patterson Street

Klamath Falls, OR 97603

File No. 276704AM

### STATUTORY WARRANTY DEED

**Nancy Jane Staley and Patricia R. Smith, each as to an undivided 1/2 interest,**

Grantor(s), hereby convey and warrant to

**Gary R. Wynn,**

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 of Land Partition 49-96, situated in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**ALSO a portion of Parcel 2 of "Land Partition 49-96", situate in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Southeast corner of said Parcel 2; thence along the South line of said Parcel 2 South 89° 9' 00" West 280.77 to the Southeast corner of Parcel 1 of "Land Partition 49.96"; thence along the line common to said Parcels 1 and 2 North 01° 03' 52" West 73.00 feet to the Northeast corner of said parcel 1; thence North 89° 09' 00" East 207.54 feet to the East line of said Parcel 2; thence along said East line South 46° 02' 49" East 103.59 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$175,000.00.

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:

921  
97

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 5 day of April, 2019

Nancy J. Staley  
Nancy Staley

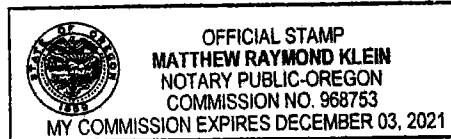
Signed in Counterpart

Patricia R. Smith

State of Oregon } ss  
County of Lane

On this 5<sup>th</sup> day of April, 2019, before me, **Matthew Raymond Klein** a Notary Public in and for said state, personally appeared Nancy Staley, 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.

Matthew R. Klein  
Notary Public for the State of Oregon  
Residing at: Fall Creek Oregon  
Commission Expires: 12-3-21



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Patricia R. Smith, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 5<sup>th</sup> day of April, 2019

Nancy Staley

Patricia R. Smith  
Patricia R. Smith

Signed in Counterpart

State of California } ss  
County of Ventura

**Carolyn Jorgensen Potter, Notary Public**

On this 5<sup>th</sup> day of April, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Nancy Staley, 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.

Carolyn Jorgensen Potter  
Notary Public for the State of California  
Residing at: Ventura  
Commission Expires: 6-21-21

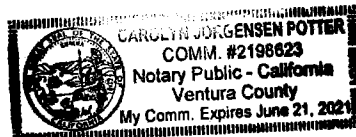
State of California } ss  
County of Ventura

**Carolyn Jorgensen Potter, Notary Public**

On this 5<sup>th</sup> day of April, 2019, before me, Carolyn Jorgensen Potter, Notary Public a Notary Public in and for said state, personally appeared Patricia R. Smith, 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.

Carolyn Jorgensen Potter  
Notary Public for the State of California  
Residing at: Ventura  
Commission Expires: 6-21-21



### All-Purpose Acknowledgement

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Ventura

} SS:

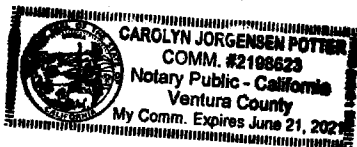
On 4-5-19 before me, Carolyn Jorgensen Potter, notary public,  
personally appeared

*Patricia R. Smith*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Carolyn Jorgensen Potter  
Notary Public in and for the  
State of California  
County of Ventura  
My Commission Expires June 21, 2021