



THIS SPACE RESERVED FOR

2019-008476

Klamath County, Oregon

07/26/2019 01:28:02 PM

Fee: \$87.00

After recording return to:

Jacqueline Helene Tappy

1640 SW Emily Dr

McMinnville, OR 97128

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

Jacqueline Helene Tappy

1640 SW Emily Dr

McMinnville, OR 97128

File No. 295412AM

STATUTORY WARRANTY DEED

Byron Werner and Nicholas Liday, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Jacqueline Helene Tappy,

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 \$51,200.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable



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 July, 2019.

Byron Werner
Byron Werner

Nicholas Liday
Nicholas Liday

State of Oregon } ss
County of Deschutes }

On this 26th day of July, 2019, before me, Jillian Nadene Pickle, a Notary Public in and for said state, personally appeared Byron Werner and Nicholas Liday, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Lafayette Oregon
Commission Expires: Oct. 16, 2020

