



THIS SPACE RESERVED FOR

2019-008489

Klamath County, Oregon

07/26/2019 02:21:02 PM

Fee: \$87.00

After recording return to:

Elizabeth Scott

4205 Shasta Way

Klamath Falls, OR 97603

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

Elizabeth Scott

4205 Shasta Way

Klamath Falls, OR 97603

File No. 307484AM

STATUTORY WARRANTY DEED

Mary E. Stuart who acquired title as Mary E. Woodard,

Grantor(s), hereby convey and warrant to

Elizabeth Scott,

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:

All that portion of the SW 1/4 SW1/4 of Section 35 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point 30 feet North and 15 feet East of the Southwest corner of said Section 35; thence running North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section 35, 97.5 feet, more or less to the West line of that parcel of land described by instrument recorded August 4, 1988 in Volume M88, page 12632, Microfilm Records of Klamath County, Oregon; thence South along said West line, 148 feet; thence West 97.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by instrument recorded in Volume M71 at page 1923, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$182,000.00.

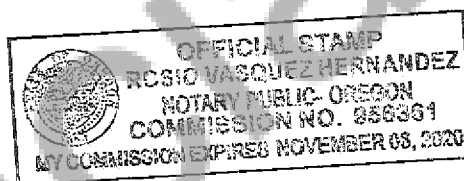
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Mary E. Stuart
Mary E Stuart



State of Oregon } ss
County of Klamath }

On this 26 day of July, 2019, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Mary E. Stuart, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 03, 2020