



THIS SPACE RESERVED FOR

2019-011860

Klamath County, Oregon

10/10/2019 02:57:01 PM

Fee: \$87.00

After recording return to:

Robert C Warnstaff and Megan S Tilley

9907 Hwy 140 E

Klamath Falls, OR 97603

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

Robert C Warnstaff and Megan S Tilley

9907 Hwy 140 E

Klamath Falls, OR 97603

File No. 306739AM

### STATUTORY WARRANTY DEED

**Tamera C. Bancroft and Jeff R. Bush,**  
**not as tenants in common but with rights of survivorship ,**

Grantor(s), hereby convey and warrant to

**Robert C Warnstaff and Megan S Tilley, as Tenants by the Entirety,**

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:

**A piece or parcel of land situated in the Northwest quarter of the Southeast quarter of Section 8, Township 39 South, Range 10 East of the Willamette Meridian in Klamath County, Oregon, and more particularly described as follows:**

**Beginning at an iron pipe driven in the ground in the Northerly boundary of the right of way of the Klamath Falls-Lakeview Highway as the same is now located and constructed, 1055.9 feet Northwesterly from an iron pipe which marks the Southwesterly corner of the Mount Calvary Cemetery as shown by the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, and from which point of beginning the Southeasterly corner of the said Section 8 bears South 54° 30' East, 2744.1 feet distant, and running from said point of beginning North 8° 50' East 225.9 feet; thence North 65° 48' West parallel with the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway, 200.0 feet; thence South 8° 50' West 225.9 feet, more or less, to a point in the said Northerly boundary of the right of way of the said Klamath Falls-Lakeview Highway; thence South 65° 48' East along said highway right of way boundary 200.0 feet, more or less, to the said point of beginning.**

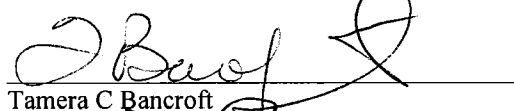
The true and actual consideration for this conveyance is \$338,000.00.

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:

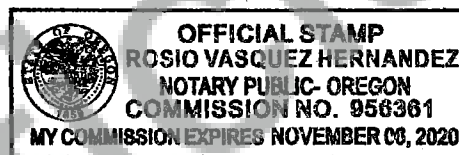
**2019-2020 Real Property Taxes, a lien not yet due and payable**

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 8 day of October, 2019.

  
Tamera C Bancroft

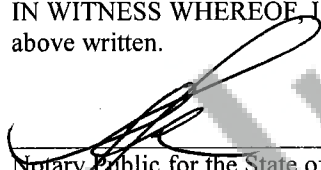
Jeff R Bush



State of Oregon} ss  
County of Klamath}

On this 8th day of October, 2019, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared **Tamera C. Bancroft and Jeff R. Bush**, 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 Oregon  
Residing at: Klamath County  
Commission Expires: Nov 06, 2020