



2019-012552

Klamath County, Oregon

10/28/2019 10:46:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Robert Lynn Turner and Susan L. Turner and Whitney

L. Simmons and Alexis K. Turner

P.O. Box 1035

Merrill, OR 97633

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

Robert Lynn Turner and Susan L. Turner and Whitney

L. Simmons and Alexis K. Turner

P.O. Box 1035

Merrill, OR 97633

File No. 280174AM

STATUTORY WARRANTY DEED

Richard L. Bement,

Grantor(s), hereby convey and warrant to

**Robert Lynn Turner and Susan L. Turner and Whitney L. Simmons and Alexis K. Turner, Not as Tenants in
Common, but with rights of survivorship**

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The true and actual consideration for this conveyance is \$150,000.00.

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:

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 17th day of Oct., 2019.

Richard L. Bement
Richard L. Bement

State of OR } ss
County of KLAMATH }

On this 17th day of Oct., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Richard L. Bement, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: KLAMATH
Commission Expires: 8-30-21

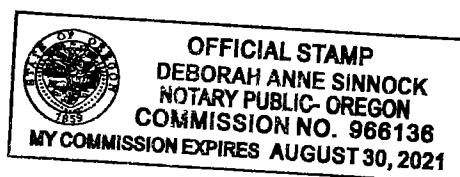


EXHIBIT "A"

280174AM

All that portion of Government Lot Four (4) of Section Eleven (11) in Township Forty-one (41) South of Range (10) Ten East of the Willamette Meridian, Klamath County, Oregon, described as follows, to wit:

Beginning at a point formed by the intersection of the West line of Main Street in the City of Merrill, extended South and the North line of the Central Pacific Right of Way; thence North along the West line of Main Street extension 208.4 feet; thence West 208.4 feet; thence South 208.4 feet; thence East along said line of right of way 208.4 feet to the point of beginning.

Together with:

A strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon, from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears 89° 28' 11" East 238.40 feet and North 2120.98 feet; thence South 89° 28' 11" West 0.70 feet; thence North 207.70 feet; thence North 89° 28' 11" East 0.70 feet; thence South 207.7 feet to the point of beginning.

Excepting from the aforesaid parcel:

A strip of land located in Government Lot 4 in the NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Merrill-Whitelake Highway from which the North east corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 89° 28' 11" East 30.00 feet and North 1912.58 feet; said point being the Northeast corner of that parcel of land described in Deed Volume M95, page 1125, Microfilm Records of Klamath County, Oregon; thence South 0.70 feet; thence South 89° 28' 11" West 208.40 feet; thence North 0.70 feet; thence North 89° 28' 11" East 208.4 feet to the point of beginning.