



THIS SPACE RESERVED FOR

**2019-013241**

**Klamath County, Oregon**

11/13/2019 10:20:01 AM

Fee: \$87.00

After recording return to:

Spencer J. Greer

619 1/2 Main St.

Klamath Falls, OR 97601

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

Spencer J. Greer

619 1/2 Main St.

Klamath Falls, OR 97601

File No. 328346AM

### STATUTORY WARRANTY DEED

**Wildlife Unlimited, Inc., an Oregon Corporation**

Grantor(s), hereby convey and warrant to

**Spencer J. Greer,**

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 portion of the NE1/4 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on Public Highway 66, 30 feet East of the West boundary of the E1/2 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 500 feet along South side of said Highway 66; thence South to North boundary of the O C & E Railroad; thence West along said railroad to a point 30 feet East of the above described West boundary; thence North to the point of beginning.**

The true and actual consideration for this conveyance is \$139,000.00.

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 12<sup>th</sup> day of NOV., 2019.

Wildlife Unlimited Inc.

By: [Signature]  
Gary Hart, President

State of Oregon } ss  
County of Klamath }

On this 12<sup>th</sup> day of November, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Gary Hart, President of Wildlife Unlimited Inc., 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 Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 8-30-21

