



2019-013603

Klamath County, Oregon

11/21/2019 09:03:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Terry Carter

674 Center Ln

Santa Paula, CA 93060

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

Terry Carter

674 Center Ln

Santa Paula, CA 93060

File No. 329285AM

STATUTORY WARRANTY DEED

Susan L. Irby,

Grantor(s), hereby convey and warrant to

Terry Carter,

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 tract of land situated in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at an iron pin on the Westerly right of way line of Summers Lane which is South 0°10' East at the section line a distance of 460.4 feet and North 88°39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence North 88°39' West a distance of 177.40 feet; thence South 0°10' East parallel to the section line a distance of 75.00 feet to the true point of beginning; thence South 0°10' East 75 feet to a point; thence South 88°39' East a distance of 177.40 feet to a point on the Westerly right of way line of Summers Lane; thence North 0°10' West along the Westerly right of way line of Summers Lane a distance of 75 feet to a one-half inch iron pipe; thence North 88°39' West 177.40 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$80,000.00.

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:

87.1

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 19 day of Nov. 2019

Susan L. Irby
Susan L. Irby

State of Oregon } ss
County of Klamath }

On this 19 day of November, 2019, before me, Heather Scurba a Notary Public in and for said state, personally appeared Susan L. Irby, 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.

Heather Scurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

