

**2020-000692****Klamath County, Oregon**

01/17/2020 10:33:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ian R. Keeney and Deanna L. Keeney35025 Modoc Point Rd.Chiloquin, OR 97624

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

Ian R. Keeney and Deanna L. Keeney35025 Modoc Point Rd.Chiloquin, OR 97624File No. 341703AM

STATUTORY WARRANTY DEED**Gary G. Gagnon,**

Grantor(s), hereby convey and warrant to

Ian R. Keeney and Deanna L. Keeney, 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 tract of land situated in Government Lot 6 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**Beginning at the Northeast corner of Parcel 2 of Minor Land Partition 36-83, from which the N1/4 corner of said Section 18 bears North 00°09'35" East 767.85 feet; thence South 89°06'41" West 502.86 feet to the Northwest corner of said Parcel 2; thence South 00°52'52" East, along the West line of said Parcel 2, 172.00 feet; thence North 89°06'41" East 499.74 feet to the East line of said Parcel 2; thence North 00°09'35" East 172.03 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 17-88.**

The true and actual consideration for this conveyance is \$226,500.00.

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 14th day of JAN. 20, 2020

Gary G. Gagnon
Gary G. Gagnon

State of WASHINGTON } ss
County of SKAMIA }

On this 14th day of January, 2020, before me, LIA M. COLEMAN, a Notary Public in and for said state, personally appeared Gary G. Gagnon, 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.

Lia M. Coleman
Notary Public for the State of WASHINGTON
Residing at: MOUNT VERNON
Commission Expires: 8-25-23

