



THIS SPACE RESERVED FOR

2020-007088

Klamath County, Oregon

06/09/2020 01:31:21 PM

Fee: \$87.00

After recording return to:

Johnny K. Fanning

33413 NE 82nd

La Center, WA 98629

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

Johnny K. Fanning

33413 NE 82nd

La Center, WA 98629

File No. 360367AM

STATUTORY WARRANTY DEED

Gregory Naglich and Teresa Lynn Peppers, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Johnny K. Fanning,

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 SE1/4 of the NE1/4 of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the East quarter corner of said Section 12; thence South 88° 58' 37" West 1309.33 feet to a 5/8 inch iron pin; thence North 00° 38' 01" East 1318.96 feet to a point; thence North 89° 06' 19" East 1309.74 feet to a point; thence South 00° 39' 20" East 1316.05 feet to the point of beginning; with bearings based on Survey No. 2401.

The true and actual consideration for this conveyance is \$44,000.00.

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:

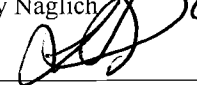
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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 JUNE 2020.




Gregory Naglich



Teresa Lynn Peppers

State of Oregon } ss
County of Klamath }

On this 8th day of JUNE, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Gregory Naglich and Teresa Lynn Peppers, 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, Oregon
Commission Expires: 8-30-21

