



THIS SPACE RESERVED FOR

2021-017697  
Klamath County, Oregon  
11/29/2021 02:44:01 PM  
Fee: \$87.00

After recording return to:  
Alan Pence and Ashlie Pence  
PO Box 558  
Bonanza, OR 97623

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

Alan Pence and Ashlie Pence  
PO Box 558  
Bonanza, OR 97623  
File No. 500642AM

---

### STATUTORY WARRANTY DEED

**Clayton R. Conner,**

Grantor(s), hereby convey and warrant to

**Alan Pence and Ashlie Pence, 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:

**PARCEL 1:**

Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, 512 feet South of the quarter section corner thereof for the place of beginning; thence West 116 feet; thence South 148 feet; thence East 116 feet; thence North 148 feet to the place of beginning, and being in the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**EXCEPTING THEREFROM** that 30 foot strip conveyed to the Town of Bonanza by Deed recorded April 11, 1963 in Volume 344, page 440, Deed Records of Klamath County, Oregon.

**PARCEL 2:**

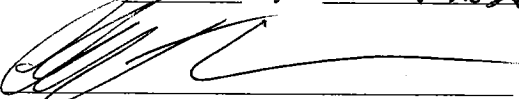
Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, 512 feet South of the quarter section corner thereof; thence West 116 feet to the true point of beginning; thence continuing West 75 feet; thence South 148 feet; thence East 75 feet; thence North 148 feet to the point of beginning in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$130,000.00.

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.

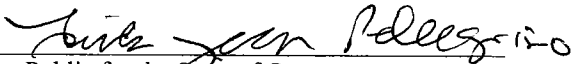
Dated this 18 day of November, 2021



Clayton R. Conner

State of Oregon } ss  
County of Klamath }

On this 18 day of November, 2021, before me, Twila Jean Pellegrino a  
Notary Public in and for said state, personally appeared Clayton R. Conner, 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:

