

2022-003347

Klamath County, Oregon

03/18/2022 11:49:01 AM

Fee: \$87.00

Return To:



After Recording Return to:

William A Jennings and Ruthann Jennings
8116 Reeve Road
La Pine OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE16775 / 518796AM

STATUTORY WARRANTY DEED

Aleana Mae Raycraft and William George Raycraft, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

William A. Jennings and Ruthann Jennings, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Beginning at an iron pin on the East line of said Section 16, said point being S 00° 07' 30" West a distance of 366.98 feet from the NE corner of the SE1/4NE1/4 of said Section 16; thence West a distance of 685.98 feet to an iron pin; thence South a distance of 317.97 feet to an iron pin; thence East a distance of 685.29 feet to an iron pin on the East line of said Section 16; thence N 00° 07' 30" E along the East line of said Section 16 a distance of 317.97 feet to the point of beginning, situated in the SE1/4NE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Survey no. 1118 recorded in the office of the Klamath County Surveyor.

(Account #136114, Map #2310016A004500)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$650,000.00**.

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, AND 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: March 1, 2022

By: Aleana Raycraft
Aleana Mae Raycraft

By: William George Raycraft
William George Raycraft

STATE OF OREGON, County of Deschutes) ss.

On March 1, 2022, personally appeared the above named **Aleana Mae Raycraft and William George Raycraft** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 1/31/25

Official Seal

