



200 MAR 14 PM 3:14

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Don A. Dumbeck
332 North 9th Street
Klamath Falls, OR 97601

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

Don A. Dumbeck
332 North 9th Street
Klamath Falls, OR 97601

Escrow No. K55210C

Title No. K55210C

STATUTORY WARRANTY DEED

Rolland C. McCarty, Grantor, conveys and warrants to Don A. Dumbeck and Vickie L. Dumbeck, Husband and Wife, Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION DISCLOSED AS EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$28,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of March, 2000.

Rolland C. McCarty

STATE OF California

County of _____ } ss.

This instrument was acknowledged before me on this ____ day of _____, ____ by _____

Notary Public for Oregon

My commission expires: _____

See attached

K31-

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of El Dorado

} SS.

On March 10, 2000

(DATE)

before me,

Cathy French

(NOTARY)

personally appeared

Rolland C. McCarty ****

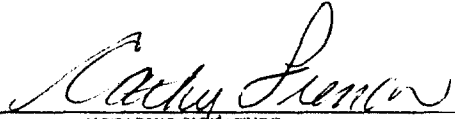
SIGNER(S)

☐ personally known to me - OR -☒

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.


 NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☒ INDIVIDUAL☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S)☐ ATTORNEY-IN-FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Statutory Warranty Deed
 TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OTHER

Exhibit "A"
DESCRIPTION

Parcel 1:

A tract of land in Lots 5, 6 and 7 in Block 44 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 201 ½ feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12 in the City of Klamath Falls (being the corner of said Block formed by the intersection of 9th and High Streets) said point of beginning being on the street line of 9th Street; thence North 38°45' East 155 feet 9 inches; thence North 51°15' West parallel to 9th Street 41 ½ feet; thence South 33°35' West 155 feet 9 inches to street line of 9th Street; thence South 51°15' East 41 ½ feet to the point of beginning.

Parcel 2:

That portion of Block 44 of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon particularly described as follows:

Beginning at a point 243 feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12, in the City of Klamath Falls (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, formerly Linkville, said point of beginning being on the Northeasterly line of Ninth Street; thence continuing North 51°15' West, a distance of 3.0 feet; thence North 38°45' East, at right angles to Ninth Street, a distance of 81.10 feet; thence South 51°15' East a distance of 3.0 feet; thence South 38°45' West a distance of 81.10 feet to the point of beginning; said parcel being the Southeasterly 3.0 feet of the Southwesterly 81.10 feet of that parcel described in Deed Volume M78 page 8088, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 3/14/00, at 3:14 p. m.
In Vol. M00 Page 8315
Linda Smith,
County Clerk Fee \$ 31⁰⁰