



After recording return to:

Joseph Y. Wachter, II

2711 Front Street

Klamath Falls, OR 97601

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

Joseph Y. Wachter, II

2711 Front Street

Klamath Falls, OR 97601

Escrow No. K58745S

Title No. K58745S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 05/30/2002 3:03 p. m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 MAY 30 PM3:03

STATUTORY WARRANTY DEED

1/6/12
Charles A. Wachter, Grantor, conveys and warrants to Joseph Y. Wachter, II and Janice E. Wachter, as tenants by the entirety; Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached Exhibit "A" for legal description

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 \$50,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 20th day of May, 2002.

Charles A. Wachter

Charles A. Wachter

STATE OF OREGON

County of KLAMATH

} ss.

This instrument was acknowledged before me on this 20th day of May, 2002
by Charles A. Wachter



Stacy Hilferty
Notary Public for Oregon
My commission expires: 8-2-03

K26

Exhibit "A" Legal Description

Parcel 1 – Tax Lot 600

Beginning at the most Easterly corner of Lot 11, Block 13, HOT SPRINGS ADDITION to the city of Klamath Falls, Oregon; thence running Southwesterly along the Northwestern line of Monclaire Street 53.1 feet; thence Northwesterly parallel with Alameda Street 88.0 feet, more or less, to the Northwestern line of Lot 12 in said Block 13; thence Northeasterly along the Northwestern line of Lot 12, 50.0 feet to the Southwesterly line of Alameda Street; thence Southeasterly along the Southwesterly line of Alameda Street 70.8 feet to the point of beginning, being a part of Lots 11 and 12 of said Block 13 of HOT SPRINGS ADDITION

Parcel 2 - Tax Lot 700

A Portion of Lots 11 and 12 of Block 13 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows: Beginning at a point 106.2 feet distant Southeasterly along the Northwestern line of Monclaire Street from the most Easterly corner of Lot 11, Block 13 of said addition; thence in a Northwesterly direction parallel with the Southwesterly line of Alameda Street a distance of 106.7 feet, more or less, to an intersection with the Southeasterly line of Lot 13 in said Block 13; thence in a Northeasterly direction along the Southeasterly line of Lot 13, 50 feet; thence Southeasterly parallel with the Southwest line of Alameda Street 88 feet more or less to the Northwest line of Monclaire Street; thence Southwest along the Northwest line of Monclaire Street 53.1 feet more or less to the place of beginning.

Parcel 3 - Tax Lot 800

A portion of Lots 11 and 12, Block 13, HOT SPRINGS ADDITION to Klamath Falls, described as follows:

Beginning at a point of 106.2 feet Southwesterly along the Northwestern line of Monclaire Street from the Southeast corner of Lot 11, Block 13, HOT SPRINGS ADDITION to Klamath Falls; thence in a Northwesterly direction parallel with the Southwesterly line of Alameda Street, 106.7 feet more or less to an intersection with the Southeasterly line of Lot 13 of Block 13 of said Hot Springs Addition; thence Southwesterly along said Southeasterly line of Lot 13, 50 feet to the Northwesterly corner of Lot 12, of Block 13, said Hot Springs Addition; thence Southeasterly along the rear line of Lots 11 and 12, Block 13 124.6 feet more or less to an intersection with the Northwestern line of Monclaire Street; thence Northeasterly along said Northwestern line of Monclaire Street 53.1 feet more or less to point of beginning.