

After Recording Return to, and
Send Tax Statements to:
Klamath County
305 Main Street
Klamath Falls, OR 97601

2012-003543

Klamath County, Oregon



00116259201200035430020021

04/05/2012 09:58:59 AM

Fee: NO FEE

Grantor: Charles & Barbara Dehlinger
DBA Homes Too
3650 Hilyard Avenue
Klamath Falls, OR 97603

Grantee: Klamath County
305 Main Street
Klamath Falls, OR 97603

WARRANTY DEED

Formerly dba Homes Too CR & B
Charles R. Dehlinger and Barbara S. Dehlinger, ~~dba Home Too~~, hereinafter called
Grantors, for the true and actual consideration of Two Hundred Fifty
Dollars, conveys to **Klamath County**, a political subdivision of the State of Oregon,
hereinafter called Grantee, fee simple interest in all that real property situated in Klamath
County, State of Oregon, described as follows:

A tract of land being a portion of Lot 8, Block 1 of Third Addition to Altamont Acres, said tract also lying in the Northeast one-quarter of the Northwest one-quarter (NE ¼, NW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that parcel of land conveyed to CHARLES R. & BARBARA S. DEHLINGER, DBA HOMES TOO by that certain deed recorded September 22, 1978, Recorded in Volume M78, Page 21040, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at a point on the East line of Lot 8, Block 1 of Third Addition to Altamont Acres, said point being 10.00 feet Northerly from the Southeast corner of said Lot 8; thence Northerly, along said East line, 13.00 feet; thence leaving said East line Southwesterly to a point on the North right-of-way line of Onyx Avenue, said point being 13.00 feet Westerly from the Point of Beginning and 30.00 feet Northerly from, when measured at right angles, the centerline of Onyx Avenue; thence Easterly, along said North right-of-way line, 13.00 feet to the Point of Beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 84.5 square feet, more or less.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except ease-

ments, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14th day of March, 2012.

**Charles R. Dehlinger and Barbara S. Dehlinger,
dba Home Too**

Charles R. Dehlinger
Charles R. Dehlinger

Barbara S. Dehlinger
Barbara S. Dehlinger

STATE OF OREGON)
) ss.
County of Klamath)

On 3-14-, 2012, personally appeared the above-named Charles R. Dehlinger and Barbara S. Dehlinger and acknowledged the foregoing instrument to be their voluntary act before me.

Jessica R. Towne
Notary Public for Oregon
My Commission Expires: 11-16-2013

This conveyance is accepted and approved
for recording on behalf of Klamath County

[Signature]

