



THIS SPACE

2012-008003

Klamath County, Oregon



07/23/2012 11:24:59 AM

Fee: \$42.00

After recording return to:

ROBERT MELSNESS

P.O. BOX 13

BLY, OR 97622

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

ROBERT MELSNESS

P.O. BOX 13

BLY, OR 97622

Escrow No. MT94093-SH

Title No. 0094093

SWD r.020212

STATUTORY WARRANTY DEED

KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION,

Grantor(s), hereby convey and warrant to

ROBERT MELSNESS and ROWENA MELSNESS, 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:

Beginning at a point on the easterly line of the Bly – Roberson Springs County Road which is North 89°52' West 1556.5 feet and South 1°13' West 756.5 feet from the northeast corner of Section Three (3), Township Thirty-seven (37) South, Range Fourteen (14) East, Willamette Meridian; thence South 88°20' East 416 feet; thence South 1° 15' West 416 feet; thence North 88°20' West 485 feet more or less to the easterly line of said County Road; thence along the easterly line of said County Road North 26°14' East 160 feet and North 1°13' East 280 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is **\$10,000.00**.

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:

2012-2013 Real Property Taxes a lien not yet due and payable.

420msf

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 20th day of July, 2012.

KLAMATH COUNTY SCHOOL DISTRICT, A PUBLIC CORPORATION

BY: K Hadlock
KEN HADLOCK, DIRECTOR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-20, 2012 by KEN HADLOCK, DIRECTOR FOR KLAMATH COUNTY SCHOOL DISTRICT.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

