

15+
2061905-
ALF

2013-004356
Klamath County, Oregon
04/24/2013 01:20:15 PM
Fee: \$42.00



After recording return to:
Chelsey Arnold
3812 Denver Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Chelsey Arnold
3812 Denver Ave
Klamath Falls, OR 97603

File No.: 7021-2061905 (ALF)
Date: March 28, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Phyllis Elaine Woelk, Grantor, conveys and warrants to **Chelsey Arnold**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which is 330 feet South of the Southwest corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 E.W.M., being a point on the South line of roadway deeded to Lorenz Co., by William Myer et al., by deed recorded in Book 84 Page 482, deed records of Klamath County, Oregon; thence East along said line of roadway 179.16 feet; thence South 165 feet, more or less to the center line of the U.S.R.S. Drain Ditch; thence Northwesterly along said ditch centerline to line running North and South distant 20 feet East from the West line of the SE1/4 NE1/4 of said Section 10 and being the East half of a road running North and South; thence North to the South line of the road first mentioned, being a portion of SE1/4 NE1/4 of said Section 10, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM the portion in the U.S.R.S. drain ditch and ALSO EXCEPTING the portion of said premises in roads.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$89,000.00**. (Here comply with requirements of ORS 93.030)

F.
42-

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.

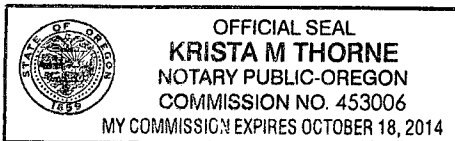
Dated this 19th day of April, 2013.

Phyllis Elaine Woelk by Debra Lynn Coan, attorney in fact
Phyllis Elaine Woelk

STATE OF Oregon

County of ~~Klamath~~ Washington)
) ss.

This instrument was acknowledged before me on this 19 day of April, 2013
by ~~Phyllis Elaine Woelk~~ Debra Lynn Coan, Attorney in fact for Phyllis
Elaine Woelk.



Notary Public for Oregon
My commission expires: 10/18/14