

1st 2114068 A2

2013-008607

Klamath County, Oregon

07/30/2013 01:26:01 PM

Fee: \$47.00



After recording return to:
Ronald W Ketler and Julie A Ketler

24596 Hwy 299 E
Canby CA 96015

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

Ronald W Ketler and Julie A Ketler

Same as above

File No.: 7021-2114068 (ALF)

Date: June 25, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Frances Sagapolu and Raymond Sagapolu, wife and husband as tenants by the entirety, Grantor, conveys and warrants to Ronald W Ketler and Julie A Ketler, husband and wife, 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:

Lot 6 in Block 4 and that portion of Lot 5 in Block 4, Tract 1152, North Hills Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 6 Block 4, Tract 1152, North Hills Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence along the Northerly boundary of said Lot 6, along a curve to the left whose radius is 230 feet through an arc of 69.47 feet, to the Northeast corner of said Lot 6; thence South 56°00'00" East 131.76 feet more or less, to a 3/4-inch diameter iron pipe with plastic cap stamped LS 1289; thence South 34°00'00" West, 58.99 feet more or less, to a 5/8-inch diameter rebar marking the Southeast corner of said Lot 6; thence along the Southerly line of said Lot 6, South 74°30'29" West, 134.19 feet more or less to the Southwest corner of said Lot 6; thence along the Westerly line of said Lot 6 North 5°38'58" West, 142.01 feet more or less to the point of beginning of this description in Tract 1152, North Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

F-177

True Conveyance \$ 299,500.00

APN: R447323

Statutory Warranty Deed
- continued


File No.: 7021-2114068 (ALF)

The true consideration for this conveyance is **\$299,500.00**. (Here comply with requirements of ORS 93.030)

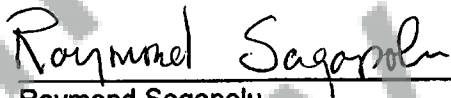
Unofficial
Copy

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 25th day of July, 2013.




Frances Sagapolu



Raymond Sagapolu

STATE OF California)
~~Oregon~~)
County of Alameda)ss.
~~Klamath~~)

This instrument was acknowledged before me on this 25th day of July, 2013
by **Frances Sagapolu and Raymond Sagapolu.**



Notary Public for ~~Oregon~~ California
My commission expires: 6.29.2015

