

1st 2131445-JD

2013-010728

Klamath County, Oregon

09/23/2013 09:41:02 AM

Fee: \$47.00



After recording return to:
James Streinz and Maria Streinz
5914 SW Orchid Drive
Portland, OR 97219

Until a change is requested all tax
statements shall be sent to the
following address:
James Streinz and Maria Streinz
5914 SW Orchid Drive
Portland, OR 97219

File No.: 7021-2131645 (JD)
Date: August 05, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ann Strunk who acquired title as Ann McPherson, Grantor, conveys and warrants to **James Streinz and Maria Streinz, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$153,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.-

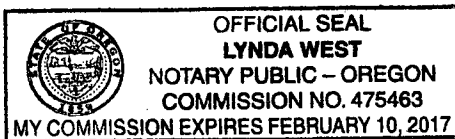
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

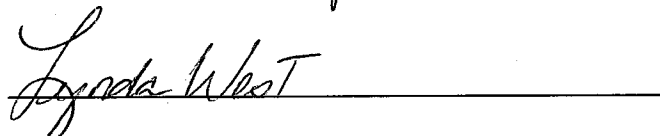
Dated this 20 day of Sept, 2013.


Ann Strunk

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 20 day of September, 2013
by **Ann Strunk**.





Notary Public for Oregon

My commission expires: 2-10-17

EXHIBIT A

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

Parcel 1:

Lot 1 Block 2 Shippington Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

A parcel of land in the SW 1/4 SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1 Block 2, Shippington Addition to the City of Klamath Falls, Oregon; thence North 76°30' West along the South line of said Lot 1 a distance of 52.9 feet to the Southwesterly corner of said Lot 1; thence South 13°30' West at right angles to the Southerly line of said Lot 1, said line also being the Southerly extension of the line between Lots 1 and 2, Block 2, Shippington Addition, 82.5 feet, more or less, to a point on the Northeasterly line of Bly Street; thence South 15°27' East, along said Northeasterly line of Bly Street, a distance of 15.4 feet, more or less, to its intersection with the Northwesterly line of Melhase Street extended; thence North 38°45' East, along said Northwesterly line of Melhase Street a distance of 106.1 feet, more or less, to the point of beginning.