

15+2176987-LW



After recording return to:
Joseph Kenneth Townsend and
Cecilia Elizabeth Rosas
2011 Hope St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Joseph Kenneth Townsend and Cecilia
Elizabeth Rosas
2011 Hope St
Klamath Falls, OR 97603

File No.: 7021-2176987 (LW)
Date: November 08, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

2013-013675
Klamath County, Oregon
12/13/2013 09:09:55 AM
Fee: \$47.00

STATUTORY WARRANTY DEED

Joseph D Robeson, Grantor, conveys and warrants to **Joseph Kenneth Townsend and Cecilia Elizabeth Rosas, Tenants by the Entirety**, 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:

A portion of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly boundary of said SE 1/4 NW 1/4 of said Section 2, 495.0 feet East of the Southwest corner of said SE 1/4 NW 1/4 of said Section 2; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 1,220.0 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE 1/4 NW 1/4 of Section 2, 165.0 feet; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2; 100.0 feet, more or less, to the North line of said SE 1/4 NW 1/4 of said Section 2; thence West along the North line of said SE 1/4 NW 1/4 of said Section 2, 165.0 feet; thence South and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 100.0 feet, more or less to the place of beginning.

SAVING AND EXCEPTING THAT PORTION of the above described property lying within the limits of Hope Street.

Subject to:

f. 52.00 * Consideration \$ 105,000.00 *

APN: **R517676**

Statutory Warranty Deed
- continued

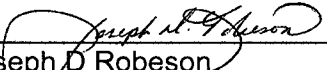
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1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

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 12 day of DECEMBER, 2013.



Joseph D Robeson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of December, 2013
by **Joseph D Robeson**.



Notary Public for Oregon
My commission expires: 11-17-17

