

1st 2212095 AF



After recording return to:
Daniel D Kates and Cheryl Elizabeth
Kates
2103 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel D Kates and Cheryl Elizabeth
Kates
2103 Hope Street
Klamath Falls, OR 97603

File No.: 7021-2212095 (ALF)
Date: February 18, 2014

2014-002725
Klamath County, Oregon
03/28/2014 03:09:20 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John N Gottlieb, Jr, Grantor, conveys and warrants to **Daniel D Kates and Cheryl Elizabeth Kates, 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:

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point on the south boundary of said SE1/4 NW1/4, 495 feet East of the Southwest corner of said SE1/4 NW1/4; thence North and parallel to the West line of said SE1/4 NW1/4, 920 feet to the SW 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 SE1/4 NW1/4, 165 feet; thence North and parallel to the West line of said SE1/4 NW1/4, 100 feet; thence West and parallel to the North line of said SE1/4 NW1/4, 165 feet; thence South and parallel to the West line of said SE1/4 NW1/4, 100 feet to the place of beginning; and, further granting the use in connection with owners of property adjoining that certain roadway 40 feet wide, being 20 feet off the Westerly side of this property and 20 feet off property of A.L. Paul, as shown in contract between J.H. Caldwell and Nellie I. Caldwell, husband and wife, and said A.L. Paul, recorded March 1, 1926 in Volume 69 Page 331, deed records of Klamath County, Oregon.

Subject to:

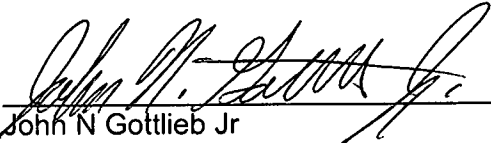
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$108,000.00**. (Here comply with requirements of ORS 93.030)

1st 47-

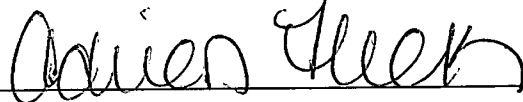
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 27 day of March, 2014.


John N Gottlieb Jr

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of march, 2014
by **John N Gottlieb, Jr.**



Notary Public for Oregon
My commission expires: 12-3-14

