

1st 2226501 AF



After recording return to:
Caleb M Stroup and Elaine R Stroup
3413 Oxbow St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Caleb M Stroup and Elaine R Stroup
3413 Oxbow St
Klamath Falls, OR 97603

File No.: 7021-2226501 (ALF)
Date: March 20, 2014

THIS SPACE RESERVED FOR REC

2014-005235

Klamath County, Oregon

05/15/2014 01:17:55 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Patricia L Collins, Grantor, conveys and warrants to **Elaine R Stroup and Caleb M Stroup, as 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 tract of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Oxbow Street, said point being South 23° 18' 30" West a distance of 260.00 feet from the Northeast corner of GRACE PARK, as shown on the duly recorded plat thereof; thence South 66° 41' 30" East at right angles to said Oxbow Street a distance of 120.00 feet; thence South 23° 18' 30" West a distance of 85.58 feet; thence North 59° 24' 30" West a distance of 123.89 feet to the Easterly line of said Oxbow Street; thence on an arc of a 16° curve to the left (central angle is 7° 17') a distance of 45.52 feet; thence North 23° 18' 30" East a distance of 24.48 feet to the point of beginning.

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 **\$143,600.00**. (Here comply with requirements of ORS 93.030)

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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 13 day of May, 2014.

Patricia L. Collins
Patricia L Collins

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13 day of may, 2014
by **Patricia L Collins**.

Adrien Louise Fleeck

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

