



2014-006141

Klamath County, Oregon

06/10/2014 11:33:47 AM

Fee: \$52.00

After recording return to:

James H. Sackinger

2342 NW Green Circle

Corvallis, OR 97330

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

James H. Sackinger

2342 NW Green Circle

Corvallis, OR 97330

Escrow No. MT100951MS

Q

Title No. 0100951

SWD r.020212

STATUTORY WARRANTY DEED

Jay A. Wyse,

Grantor(s), hereby convey and warrant to

James H. Sackinger and Stefani L. Sackinger, as tenants by the entirety,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of
encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$137,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

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 6 day of June 2014.

Jay A. Wyse
Jay A. Wyse

State of Oregon
County of ~~KLAMATH~~ Umatilla

This instrument was acknowledged before me on June 6th, 2014 by Jay A. Wyse.

Cirenia Gutierrez
(Notary Public for Oregon)

My commission expires Feb 03 18

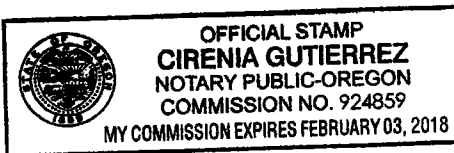


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 24 of ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, 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 iron pipe marking the Northeast corner of Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North $81^{\circ}42'$ West, 116.70 feet; thence South $8^{\circ}18'$ West, 70.84 feet; thence South $89^{\circ}42'$ East, 125.41 feet to the West right of way of said Tiffany Street; thence along said right of way of said Tiffany Street, North $0^{\circ}18'$ East 54.00 feet to the point of beginning.