

*Paul F. Lawrence
Judith R. Lawrence*

After Recording Return to, and
Send Tax Statements to:
Klamath County
305 Main Street
Klamath Falls, OR 97601

2014-009706

Klamath County, Oregon

RI



00158892201400097060020021

09/18/2014 10:42:28 AM

Fee: \$47.00

WARRANTY DEED

PAUL F. LAWRENCE and **JUDITH R. LAWRENCE**, husband and wife, hereinafter called Grantors, for the true and actual consideration of 470.00 Dollars, conveys to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, hereinafter called Grantee, fee simple interest in all that real property situated in Klamath County, State of Oregon, described as follows:

A tract of land being a portion of Lot 18, Block 5 of Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said tract also lying in the Northeast one-quarter of the Southwest one-quarter (NE ¼, SW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract also being a portion of that parcel of land conveyed to Paul F. Lawrence and Judith R. Lawrence by that certain warranty deed recorded on April 20th, 1988, on Volume M88, Pages 6194 and 6195, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

Beginning at the Northwest corner of Lot 18, Block 5 of Plat of Third Addition to Altamont Acres, said point also being at the intersection of the Easterly right of way of Avalon Street and the Southerly right of way of Laverne Avenue; thence Easterly, along the North line of Lot 18, 20.00 feet; thence leaving said North line in a Southwesterly direction to a point on the West line of Lot 18, said point being 11.00 feet Southerly from the Point of Beginning; thence Northerly, along said West line, 11.00 feet to the Point of Beginning, all in Klamath County, Oregon.

The tract of land to which this description applies contains 110 square feet, more or less.

To have and to hold the said premises unto said GRANTEE and covenants the GRANTOR is the owner of the above described property free and clear of all encumbrances except easements, conditions and restrictions of record and will warrant and defend the same against all persons who may lawfully claim the same, except as may be shown above.

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.

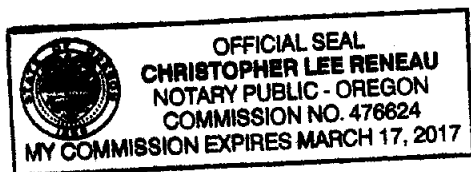
Dated this 1 day of July, 2014.

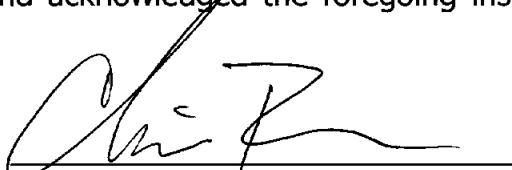

PAUL F. LAWRENCE


JUDITH R. LAWRENCE

STATE OF OREGON)
) ss.
County of Klamath)

On July 1st, 2014, personally appeared the above-named **PAUL F. LAWRENCE** and **JUDITH R. LAWRENCE** and acknowledged the foregoing instrument to be their voluntary act before me.




Notary Public for Oregon
My Commission Expires: March 17, 2017

This conveyance is accepted and approved
for recording on behalf of Klamath County.