

2014-009707

Klamath County, Oregon



00158893201400097070020028

09/18/2014 10:43:47 AM

Fee: \$47.00

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

WARRANTY DEED

AVISTA CORPORATION, hereinafter called Grantor, for the true and actual consideration of **One Thousand Three Hundred Twenty & no/100 dollars, (\$1,320.00)** 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 10 of Tract 1293, 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 Northwest one-quarter of the Southwest one-quarter (NW ¼, SW ¼) of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that Lot of land conveyed to Avista Corporation by that certain deed recorded on January 11th, 2013, on Instrument No. 2013-000442, KLAMATH COUNTY OREGON DEED RECORDS, said tract being more particularly described as follows:

The most Northerly 11.00 feet of Lot 10 of Tract 1293 as it abuts the Southerly right of way of Laverne Avenue, all in Klamath County, Oregon.

The tract of land to which this description applies contains 330 square feet, more or less.

It is the intent of this conveyance to widen the Southerly right of way of Laverne Avenue to 41.00 feet from centerline as it abuts Grantor's property.

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

Dated this 1st day of August, 2014.

Bob

On August 1, 2014, 2014, personally appeared the above-named

A circular notary seal for David William Atherton, a Notary Public in the State of Washington. The seal features a double-lined border. The outer ring contains the text "DAVID WILLIAM ATHERTON" at the top and "STATE OF WASHINGTON" at the bottom. The inner ring contains "COMMISSION EXPIRES" at the top and "05-21-2018" at the bottom. In the center, the words "NOTARY PUBLIC" are printed in a bold, sans-serif font.

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