

2014-010429  
Klamath County, Oregon  
10/08/2014 09:10:11 AM  
Fee: \$47.00

187 2313625 . LW



After recording return to:  
Owen Kahn  
400 Thompson Lane  
Petaluma, CA 94952

Until a change is requested all tax statements shall be sent to the following address:  
Owen Kahn  
400 Thompson Lane  
Petaluma, CA 94952

File No.: 7021-2313625 (LW)  
Date: September 04, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Doug Yates and Monica Yates as tenants by the entirety**, Grantor, conveys and warrants to **Owen Kahn and Donald Klein, as Tenants in Common**, 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 NE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of Lot 1, Block 12, TRACT 1006, SECOND ADDITION TO CYPRESS VILLA, a duly recorded plat, said plat being on the Easterly right-of-way of Hornedale Road as established by said plat; thence North 00°26'00" West along said Easterly right-of-way line 80.62 feet to a 5/8 inch iron pin on the Southerly line of that property described in Deed volume 342, page 647, Deed Records of Klamath County, Oregon; thence along said Southerly line South 89°40'10" East 389.01 feet; thence along the Westerly and Northerly line of said Tract 1006, SECOND ADDITION TO CYPRESS VILLA the following courses and distances: South 00°26'00" East 54.38 feet; North 89°51'00" West 89.00 feet; South 00°26'00" East 25.00 feet; North 89°51'00" West 300.00 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 **\$89,900.00**. (Here comply with requirements of ORS 93.030)

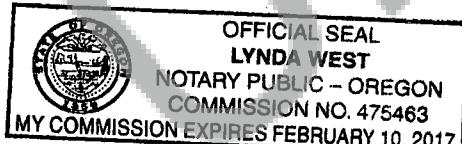
8.  
52.0

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 4 day of October, 2014.

  
\_\_\_\_\_  
Doug Yates  
\_\_\_\_\_  
Monica YatesSTATE OF OREGON)  
)  
)  
ss.  
)County of Klamath

This instrument was acknowledged before me on this 4 day of October, 2014  
by **Doug Yates and Monica Yates**.

  
\_\_\_\_\_  
Notary Public for  
My commission expires: 2-10-17