



102213DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-012360
Klamath County, Oregon
11/26/2014 02:49:15 PM
Fee: \$47.00

After recording return to:

PATCHES PB DEE

3116 Crest Street

Klamath Falls, OR 97603

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

PATCHES PB DEE

3116 Crest Street

Klamath Falls, OR 97603

Escrow No. MT102213DS

Title No. 0102213

SWD r.020212

STATUTORY WARRANTY DEED

FRED STREED and MARTA STREED,

Grantor(s), hereby convey and warrant to

PATCHES PB DEE,

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:

A tract of land situated in the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East a distance of 30.00 feet and North 1 degree 02' West a distance of 699.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of ALTAMONT ACRES, which point of intersection is also the Southwest corner of the NE1/4 NE1/4 of said Section 10; and running thence North 88° 40' East a distance of 265.0 feet to a point; thence North 1° 02' West a distance of 83.0 feet to a point; thence South 89° 40' West a distance of 265 feet to an iron pin; thence South 1° 02' East a distance of 83.0 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

4100

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 13th day of NOVEMBER, 2014.

Fred A. Streed
FRED STREED

Marta A. Streed
MARTA STREED

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-13-, 2014 by FRED STREED and MARTA STREED.
G 15 A 15

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

