

187 2353735-ALF

2014-012663
Klamath County, Oregon
12/08/2014 01:39:41 PM
Fee: \$47.00



After recording return to:
Lawrence P Reynolds and Audrey Kay
Reynolds
4049 Delaware Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Lawrence P Reynolds and Audrey Kay
Reynolds
4049 Delaware Ave
Klamath Falls, OR 97603

File No.: 7021-2353735 (ALF)
Date: November 25, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Peggy Freitas, Grantor, conveys and warrants to **Lawrence P Reynolds and Audrey Kay Reynolds, husband and wife**, 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 PORTION OF LOT 19, TOWNSEND TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF TRACT 19, TOWNSEND TRACTS, AT A POINT THEREON DISTANT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE 50 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT 145 FEET TO THE NORTH LINE OF SAID TRACT; THENCE WEST ON THE NORTH LINE 50 FEET; THENCE SOUTH AND PARALLEL TO SAID EAST LINE TO TRACT, 145 FEET TO THE PLACE 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 **\$99,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 4th day of December, 2014


Peggy Freitas

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____
by **Peggy Freitas**.

4 day of December, 2014

Adrian Fleet

Notary Public for Oregon
My commission expires:

10-27-18

