

1st 2363208-MT



After recording return to:
Diana Lea Nelson
422 High St
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Diana Lea Nelson
422 High St
Klamath Falls, OR 97601

File No.: 7021-2363208 (MT)
Date: January 13, 2015

2015-000914
Klamath County, Oregon
02/02/2015 01:12:32 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patrick M. Pardy and Monica R. Pardy, husband and wife, Grantor, conveys and warrants to **Diana Lea Nelson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.
2. Clearance Deed for Sale of Contract recorded 2006-015756.

The true consideration for this conveyance is **\$44,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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.

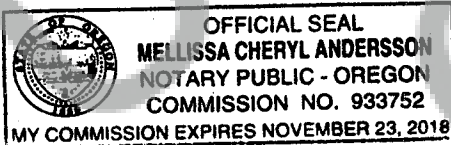
Dated this 30 day of Jan, 2015.

Patrick M. Pardy
Patrick M. Pardy

Monica R. Pardy
Monica R. Pardy

STATE OF Oregon)
)ss.
County of CLATSOP)

This instrument was acknowledged before me on this 30th day of January, 2015
by **Patrick M. Pardy and Monica R. Pardy**.



Melissa C. Andersson
Notary Public for Oregon

My commission expires: Nov 23, 2018

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Lot 7 in Block 8 in ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, having a frontage on High Street of approximately 37.55 feet according to the official plat of said Town, and further described as follows:

Beginning on the South side of High Street at a point thereon distant 22.40 feet Northeasterly from the corner common to Lots 6 and 7, Block 8; thence Northeasterly along High Street 37.55 feet; thence Southeasterly and at right angles to High Street 120 feet; thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning, the frontage according to the Supplemental Plat of said Original Town being approximately 38.42 feet; SAVING AND EXCEPTING therefrom 12 feet on the Southerly side of the above described property to be used as an alley.