

2015-001715

Klamath County, Oregon

02/26/2015 09:35:55 AM

Fee: \$52.00

1st 2373283 - MT



After recording return to:
James J Leach
4873 Weyerhaeuser Rd
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
James J Leach
4873 Weyerhaeuser Rd
Klamath Falls, OR 97601

File No.: 7021-2373283 (MT)
Date: January 14, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurt Fritz Lonner and Valli Marie Lonner as tenants by the entirety, Grantor, conveys and warrants to **James J Leach**, 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:

Parcel 1:

A parcel of land lying in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being a portion of the vacated portions of West Klamath described as follows:

Beginning at the Northeast corner of the SE 1/4 of the NE 1/4 of said section; thence North 89°39' West 1058.26 feet to the Northeast corner of Lot 6 in Block 40 of vacated West Klamath; thence Southeasterly along the Easterly line of vacated Lot 6 to the centerline of vacated Holliday Drive; thence North 89°34' West along said center line to its intersection with the Easterly line of Third Street; thence Southeasterly along the Easterly line of Third Street to the Southwest corner of Lot 6 in Block 28 of vacated West Klamath; thence Northeasterly along the South line of vacated Lot 6 a distance of 120 feet to the centerline of a vacated alley in Block 28; thence Northwesterly, parallel with the Easterly line of Third Street, a distance of 50 feet; thence Southwesterly, parallel with the South line of Lot 6 in Block 28, of vacated West Klamath, a distance of 120 feet to the Easterly line of Third Street; thence Southeasterly along said East line a distance of 50 feet, to the point of beginning.

Parcel 2:

CONSIDERATION \$ 114,500.00

F.
57.00

A parcel of land located in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 7 and 8 Block 28 West Klamath, now vacated in the County of Klamath, State of Oregon.

Parcel 3:

A parcel of land located in the NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The W 1/2 of the vacated alley in Block 28 which is adjacent to Lots 7 and 8 Block 28, vacated West Klamath Addition, in the County of Klamath, State of Oregon.

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 **\$114,500.00**. (Here comply with requirements of ORS 93.030)

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 25 day of February, 2015.

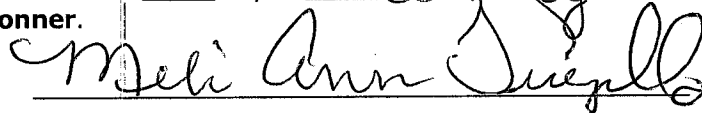

Kurt Fritz Lonner


Valli Marie Lonner

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of February, 2015
by **Kurt Fritz Lonner and Valli Marie Lonner.**





Notary Public for Oregon

My commission expires: 11-17-2017