## 2015-001834

Klamath County, Oregon

03/02/2015 12:56:24 PM

Fee: \$52.00





After recording return to: Stuart Laudert 625 N 11th St Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Stuart Laudert 625 N 11th St Klamath Falls, OR 97601

File No.: 7021-2398040 (MT) February 26, 2015 Date:

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## STATUTORY WARRANTY DEED

Steven E. Dagitz, Grantor, conveys and warrants to Stuart Laudert, 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 Lots 5 and 6 Block 60, NICHOLS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of Eleventh Street at a point 40 feet Southeasterly from the most Westerly corner of Lot 5, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon; thence Southeasterly along the East line of Eleventh Street 40 feet; thence Northeasterly at right angles to Eleventh Street 130 feet to the Easterly line of said Lot 6 in said Block 60; thence Northwesterly along the Easterly line of said Lot 6 a distance of 40 feet; thence Southwesterly at right angles to Eleventh Street 130 feet to the Easterly line of Eleventh Street to the point of beginning.

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in 1. the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$29,000.00. (Here comply with requirements of ORS 93.030)

Page 1 of 2

Statutory Warranty Deed - continued

APN: R370057

File No.: 7021-2398040 (MT)

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.

	Notary Public for California My commission expires:				
by <b>Steven E. Dagitz</b> .	Notary Certificate Attached				
County of	e me on this day of, 20				
STATE OF California ) )ss.	·				
Steven E. Dagitz					
Dated this day of	, 20				

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma
On <u>the 27, 2015</u> before me, Barbara L Staggs Naranjo – Notary Public,
personally appeared Sheven E Hagitz
who
proved to me on the basis of satisfactory evidence to be the persons(s) whose name(s)(s) are subscribed to the within instrument and acknowledged to me that he she / they executed the same in his her / their authorized capacity (ies), and that by his her / their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  BARBARA L. STAGGS NARANJO Commission # 2022286
WITNESS my hand and official seal.  Baulua Aga Augus  **********************************
CAPACITY CLAIMED BY SIGNER
(M) Individual
( ) Corporate(Title)
( ) Partners – ( ) Limited ( ) General
( ) Attorney-in-fact
( ) Trustee(s)
( ) Guardian / Conservator
( ) Other
Signer is representing
Document attached to 2 pg Statutary Warranty Feed  AP#R370057