

1st 2398040-MT

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)  
Date: February 26, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### 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:**

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 **\$29,000.00**. (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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

  
Steven E. Dagitz

STATE OF California )

)ss.

County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Steven E. Dagitz.**

**Notary Certificate Attached**

Notary Public for California

My commission expires: \_\_\_\_\_

2pg Statutory Warrant, Deed  
AP# R370057