



THIS SPACE RESERVED

2015-002135
Klamath County, Oregon
03/11/2015 10:34:31 AM
Fee: \$47.00

After recording return to:

Lori S. Hannigan
2015 California Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Lori S. Hannigan
2015 California Avenue
Klamath Falls, OR 97601
File No. 33183AM

STATUTORY WARRANTY DEED

Michael D. Jones,

Grantor(s), hereby convey and warrant to

Lori S. Hannigan ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 5 in Block 80 of Buena Vista Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and a parcel of land situated in Lot 4 in Block 80, Buena Vista Addition, more particularly described as follows:

Beginning at the SE corner of said Lot 4, thence along the South line of said Lot 4 and along the arc of a 654.87 foot radius curve to the left (chord = North 85° 47' 49" West 25.00 feet) 25.00 feet. Thence North 03° 06' 39" East 138.95 feet to the right of way of the "A" Canal. Thence along said right of way and the arc of a 795.25 foot radius curve to the right (chord = South 85° 48' 43" East 30.30 feet) 30.30 feet to the NW corner of said Lot 5, thence along the West line of said Lot South 05° 17' 55" West 138.96 feet to the point of beginning.

TOGETHER WITH that part of vacated California Avenue which attaches thereto by Ordinance #94-21 recorded August 26, 1994, in Volume M94, page 26775.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-030AD-00802-000 R881010

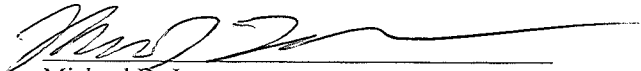
The true and actual consideration for this conveyance is **\$108,675.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Grant

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 9th day of March, 2015.


Michael D. Jones

State of Oregon } ss
County of Klamath }

On this 9th day of March, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Michael D. Jones, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Co.
Commission Expires: 9-8-17

