

2015-002785

Klamath County, Oregon

03/30/2015 01:43:11 PM

Fee: \$47.00

1st 2387535-MT



After recording return to:
Tommy M. Combs
128 Lee Avenue
Midland, OR 97634

Until a change is requested all tax
statements shall be sent to the
following address:
Tommy M. Combs
128 Lee Avenue
Midland, OR 97634

File No.: 7021-2387535 (MT)
Date: February 05, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rhett P Rodgers, Grantor, conveys and warrants to **Tommy M. Combs**, 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:

Beginning at the Southeast corner of Lot 10 in Block 1, Midland Hills Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 20°42'30" East along Jennie Drive 200 feet; thence North 69°17'30" West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angel of 25°51'14" for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of 15°33'20" for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of 74°06'34" for a distance of 64.66 feet; thence North 11°59'30" West 157.95 feet; thence South 69°17'30" East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71 on page 12771, Microfilm Records of Klamath County, Oregon; thence South 20°42'30" West along the Northwesterly line of said parcel 145.01 feet to the true 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 **\$149,999.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

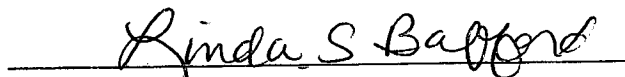
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

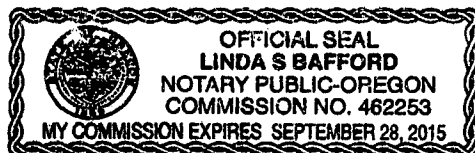
Dated this 26 day of March, 2015.


Rhett P Rodgers

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 26 day of March, 2015
by **Rhett P Rodgers**.





Notary Public for Oregon
My commission expires: 9-28-15