



2015-003120  
Klamath County, Oregon  
04/06/2015 03:17:39 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gerald W. Breazeale and Marsha J. Richmond  
PO BOX 365  
Irrigon, OR 97844

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

Gerald W. Breazeale and Marsha J. Richmond  
PO BOX 365  
Irrigon, OR 97844  
File No. 35105AM

### STATUTORY WARRANTY DEED

**Michael A. Crane,**

Grantor(s), hereby convey and warrant to

**Gerald W. Breazeale and Marsha J. Richmond, as Tenants by the Entirety,**

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 9 in Block 6 of LYNNEWOOD FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**SAVING AND EXCEPTING the following described parcel more particularly described as follows:**

**Beginning at the front lot corner common to said Lots 9 and 10; thence North 89° 31' 05" East along the line common to said Lots 9 and 10, 45.97 feet, more or less, to a point from which the back lot corner common to said Lots 9 and 10 bears North 89° 31' 05" East 58.67 feet; thence North 61° 25' 50" East 24.16 feet; thence North 89° 01' 00" West 27.27 feet to a point on the front lot line of said Lot 9; thence along the arc of a curve to the right (radius point bears South 72° 17' 42" West 50.00 feet and central angle equals 17° 13' 23") 15.03 feet to the point of beginning.**

**TOGETHER WITH a tract of land being a portion of Lot 10, Block 6 of Tract 1140 LYNNEWOOD FIRST ADDITION, more particularly described as follows:**

**Beginning at the back lot corner common to said Lots 9 and 10; thence South 89° 31' 05" West along the line common to said Lots 9 and 10, 58.67 feet; thence South 61° 25' 50" East 64.25 feet to a point on the back lot line of said Lot 10; thence North 04° 06' 18" East 31.30 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$176,900.00**.

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:

*Handwritten signature*

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 6th day of April, 2015

Michael A. Crane  
Michael A. Crane

State of Oregon } ss  
County of Klamath }

On this 6th day of April, 2015, before me, Brenda Jean Phillips Notary Public in and for said state, personally appeared Michael A. Crane, 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.

Brenda Jean Phillips  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 3-2-16

