



2015-003931
Klamath County, Oregon
04/27/2015 02:20:29 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kristi Coleman

817 Mt Whitney Street

Klamath Falls, OR 97601

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

Kristi Coleman

817 Mt Whitney Street

Klamath Falls, OR 97601

File No.

37172AM

STATUTORY WARRANTY DEED

Faith N. Marsalli,

Grantor(s), hereby convey and warrant to

Kristi Coleman ,

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:

A portion of Lots 7 and 8 in Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northwestern line of said Lot 8, Block 6, which lies 16 feet Southwesterly from the most Northerly corner of said Lot 8; thence Southeasterly, parallel to the Northeasterly line of said Lot 8, 110 feet to a point on the Northwestern line of Mt. Whitney Street; thence Southwesterly along the Northwestern line of Mt. Whitney Street 45 feet to the most Easterly corner of premises described in Deed recorded November 15, 1927 in Book 77, page 615, Deed Records of Klamath County, Oregon; thence Northwesternly along the Northeasterly line of said Larson Premises 110 feet to the Northwesternly line of said Lot 7; thence Northeasterly 45 feet to the point of beginning

The true and actual consideration for this conveyance is **\$115,000.00**.

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:

47 Amb.

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 27th day of April, 2015.

Faith N. Marsalli
Faith N. Marsalli

State of OR } ss
County of KLAMATH }

On this 27th day of April, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Faith N. Marsalli, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: KLAMATH CO.
Commission Expires: 9-8-17

