



2015-003940  
Klamath County, Oregon  
04/27/2015 03:23:59 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Patricia K. Card  
1838 Birch Street  
Klamath Falls, OR 97601

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

Patricia K. Card  
1838 Birch Street  
Klamath Falls, OR 97601  
File No. 38555AM

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### STATUTORY WARRANTY DEED

**Melinda Ann Howard and James Jeffrey Howard, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Patricia K. Card ,**

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:

**Beginning at the most Northerly corner of Lot 6, Block 12, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, which point of beginning is on the Southwesterly line of Eldorado Boulevard; thence North 49° 51 1/2' West along the Southwesterly line of said Eldorado Boulevard a distance of 85 feet, more or less to the centerline of Birch Street said Eldorado Addition; thence South 40° 08' West along said center line, a distance of 87.34 feet; thence South 24° 49 1/2' East 33.34 feet, more or less, to the most Northeasterly corner of Lot 8, of said Block 12; thence Southeasterly along the Easterly line of said Lot 8, a distance of 55.46 feet to the most Westerly corner of said Lot 6; thence North 40° 08' East along the Northwesterly line of said Lot 6, a distance of 110 feet to the point of beginning, formerly Lot 7, Block 25 of the vacated portion of Eldorado Heights and a vacated portion of Birch Street of said Eldorado Heights, in the County of Klamath, State of Oregon.**

**EXCEPTING THEREFROM that portion lying within the boundaries of Birch Street.**

The true and actual consideration for this conveyance is **\$117,500.00.**

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:

47amh

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 23 day of April, 2015

James Jeffrey Howard  
James Jeffrey Howard

Melinda Ann Howard  
Melinda Ann Howard

State of Oregon } ss  
County of Lake }

On this 23 day of April, 2015, before me, Kristen C Wells a Notary Public in and for said state, personally appeared James Jeffrey Howard and Melinda Ann Howard, 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.

Kristen C Wells  
Notary Public for the State of Oregon  
Residing at: Lakeview  
Commission Expires: 6-18-2016

