

2015-005840

Klamath County, Oregon

06/05/2015 03:13:44 PM

Fee: \$57.00



After recording return to:
Erin L Gonzales and Reynaldo V
Gonzales
1656 Cook Street
Denver, CO 80206

Until a change is requested all tax
statements shall be sent to the
following address:
Erin L Gonzales and Reynaldo V
Gonzales
1656 Cook Street
Denver, CO 80206

File No.: 7021-2436608 (MT)
Date: April 23, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Edward Jarecki, Grantor, conveys and warrants to **Erin L Gonzales and Reynaldo V Gonzales, as Tenants by the Entirety**, 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:

The following described Parcels of real property situate in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being portions of Lots 26 and 27, LAKEWOOD HIEGHTS:

Parcel 1:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which lies South 34°07' East a distance of 85 feet from the iron pin which marks the most Northerly corner of Lot 26, LAKEWOOD HEIGHTS, and running thence: Continuing South 34°07' East along the Westerly right of way line of Secondary Highway No. 421 a distance of 74.4 feet to an iron pin; thence following the arc of a 15°06' curve to the right a distance of 10.2 feet to an iron pin; thence South 60°10' West along the line between Lots 26 and 27 of LAKEWOOD HEIGHTS a distance of 95.1 feet to an iron pin; thence North 52°32' West a distance of 85.7 feet to an iron pin; thence North 58°27' East a distance of 118.6 feet, more or less, to the point of beginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS.
Tax Lot 4300

Parcel 2:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which marks the corner common to Lots 26 and 27 of LAKEWOOD HEIGHTS and running thence: Following the Westerly right of way line of Secondary Highway No. 421 in a Southerly direction along the arc of a 15°06' curve to the right a distance of 74.6 feet to an iron pin; thence South 59°35' West a distance of 82.1 feet to an iron pin; thence North 35°28' West a distance of 66.9 feet to an iron pin on the line between Lots 26 and 27, LAKEWOOD HEIGHTS; thence North 60°10' East along the line between Lots 26 and 27 a distance of 95.1 feet, more or less, to the point of beginning, said tract being a portion of Lot 27, LAKEWOOD HEIGHTS. Tax Lot 4100.

Parcel 3:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 which iron pin is also the most Northerly corner of Lot 26, LAKEWOOD HEIGHTS, and running thence: South 34°07' East along the Westerly right of way line of Secondary Highway No. 421 a distance of 85 feet to an iron pin; thence South 58°27' West a distance of 118.6 feet to an iron pin; thence North 52°32' West a distance of 35 feet to an iron pin; thence North 14°50' East a distance of 66 feet to an iron pin; thence North 55°21' East a distance of 80 feet, more or less, to the point of beginning, said tract being a portion of Lot 26 LAKEWOOD HEIGHTS. Tax Lot 4400.

Parcel 4:

Beginning at an iron pin in the Westerly right of way line of Secondary Highway No. 421 which marks the corner between Lots 27 and 28 of LAKEWOOD HEIGHTS and running thence: Northerly along the Westerly right of way line of Secondary Highway No. 421 following the arc of a 15°06' curve to the left a distance of 74.6 feet to an iron pin; thence South 59°35' West a distance of 82.1 feet to an iron pin; thence South 35°28' East a distance of 66.9 feet to an iron pin which lies on the line between Lots 27 and 28 of LAKEWOOD HEIGHTS; thence following the line between Lots 27 and 28 LAKEWOOD HEIGHTS North 75°50' East a distance of 58.6 feet, more or less to the point of beginning; said tract being a portion of Lot 27 LAKEWOOD HIEGHTS, Klamath County, Oregon. Tax Lot 4000

Parcel 5:

The following described real property in Section 23, Township 38 South, Range 8, East of the Willamette Meridian in Klamath County, Oregon:

Starting from the iron pin on the Westerly right of way line of secondary Highway No. 421 which marks the corner common to Lots 28 and 29 of LAKEWOOD HEIGHTS and proceeding North 35°28' West to an iron pin on the line between Lots 27 and 28 and thence North 35°28' West 66.9 feet to the true point of beginning; thence North 35°28' West a distance of 66.9 feet to an iron pin on the line between Lots 26 and 27 of LAKEWOOD HEIGHTS; thence North 52°32' West to an iron pin which marks the corner between Lots 25, 26 and 37 of LAKEWOOD HEIGHTS; thence South 10°23' East a distance of 30.58 feet to an iron pin on the line between Lots 26 and 37 of LAKEWOOD HEIGHTS; thence South 52°32' East a distance of 100.5 feet to a point; thence South 35°28' East for a distance of 59 feet, more or less; thence North 59°35' East for a distance of 17.0, more or less, to the true point of beginning. Tax Lot 3900.

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 **\$220,000.00**. (Here comply with requirements of ORS 93.030)

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 2nd day of June, 2015.

Edward Jarecki
Edward Jarecki

STATE OF Virginia)
)ss.
City County of Henrich)

This instrument was acknowledged before me on this 2nd day of June, 2015
by **Edward Jarecki**.



[Signature]
Notary Public for Virginia
My commission expires: 1/31/2016