



2015-006164
Klamath County, Oregon
06/12/2015 12:11:42 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Keller House LLC, an Oregon Limited Liability
Company

6640 Keller Road

Klamath Falls, OR 97603

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

Keller House LLC, an Oregon Limited Liability
Company

6640 Keller Road

Klamath Falls, OR 97603

File No. 53056AM

STATUTORY WARRANTY DEED

Elmer T. Sharp and Sara J. Sharp,
as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Keller House LLC, an Oregon Limited Liability Company ,

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 16, Block 2, SUBDIVISION OF BLOCKS 2B AND 3 HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM

Beginning at the Northeast corner of said Lot 16; thence South along said East line, 150 feet; thence West, parallel to the North line of said Lot 16, 180 feet to the West line of said Lot 16; thence North along said West line, 150 feet to the Northwest corner thereof; thence Easterly along the Northerly line of said Lot 16 to the point of beginning.

FURTHER EXCEPTING THEREFROM

Beginning at a point on the South line of Lot 16 of the Subdivision of Blocks 2B and 3, Homedale, in the County of Klamath, State of Oregon, 2.50 feet East of the Southwest corner of said Lot 16; thence West, 2.50 feet to the Southwest corner of said Lot 16; thence North 2° 55' East along the Westerly line of said Lot 16, 113.18 feet; thence South 1° 15' 53" West, 113.08 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$150,000.00.

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:

47AMT

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 12 day of June, 2015

Elmer T. Sharp
Elmer T. Sharp

Sara J. Sharp
Sara J. Sharp

State of Oregon } ss
County of Klamath }

On this 12 day of June, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Elmer T. Sharp and Sara J. Sharp, 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.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/17/2016

