

18 2453140-MT



After recording return to:
Terry L Oneto and Jimmy D Long
2218 Angle Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Terry L Oneto and Jimmy D Long
2218 Angle Street
Klamath Falls, OR 97601

File No.: 7021-2453140 (MT)
Date: May 19, 2015

2015-007007

Klamath County, Oregon

06/30/2015 11:27:35 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Altha L Barselau and Jeanene R Christiansen not as tenants in common, but with the right of survivorship, that is the fee shall vest in the survivor thereof, Grantor, conveys and warrants to Terry L Oneto and Jimmy D Long, wife and husband as joint tenants, 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:

That portion of Lot 15 Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60' Southerly from the Northeast corner of said lot; thence Westerly parallel with the North line of said lot 60.5'; thence Westerly parallel with the South line of said Block 98', more or less, to the West line of said Lot 15; thence North along the lot line to the Northwest corner of said lot; thence Easterly along the alley line to the Northeast corner of said lot; thence South along the lot line 60' to the point of beginning.

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 **\$127,500.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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.

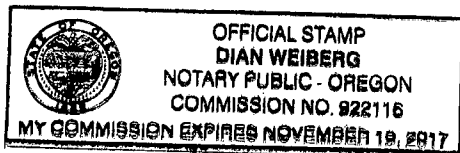
Dated this 29 day of June, 20 15.

Altha L. Barselau
Altha L Barselau

Jeanene R Christiansen
Jeanene R Christiansen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of June, 20 15
by **Altha L Barselau and Jeanene R Christiansen**.



Notary Public for Oregon
My commission expires: 11/19/17