

1872422777-LW



After recording return to:
Ned E. Baldwin
4208 Lombard Dr
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Ned E. Baldwin
4208 Lombard Dr
Klamath Falls, OR 97603

File No.: 7021-2422777 (LW)
Date: June 03, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eva M. Mueller, Grantor, conveys and warrants to **Ned E. Baldwin**, 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:

Lot 1, Block 5, FIRST ADDITION TO CYPRESS VILLA, together with that portion of vacated Lombard Drive adjoining said land on the Northeast, EXCEPT from Lot 1 that portion described as follows: Beginning at the Southeast corner of Lot 1, Block 5 of the First Addition to Cypress Villa, a recorded subdivision situated in the W1/2 of the SW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; thence North 89° 51' West a distance of 30.63 feet; thence North 60° 50' East a distance of 26.68 feet; thence Southeasterly along a 4014.72 foot radius curve to the left a distance of 15.00 feet 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.
2. 2015/2016 Real Property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$189,900.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

APN: R564080

Statutory Warranty Deed
- continued

File No.: 7021-2422777 (LW)

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 1 day of July, 2015.

Eva M Mueller
Eva M. Mueller

STATE OF WA)
County of CLARK)ss.
)

This instrument was acknowledged before me on this 1 day of JULY, 2015
by **Eva M. Mueller**.

[Signature]
Notary Public for WASHINGTON
My commission expires: 7-15-15

