



2015-008506
Klamath County, Oregon
07/30/2015 09:34:03 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Adrian Corleonis

501 N 11th Street

Klamath Falls, OR 97601

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

Adrian Corleonis

501 N 11th Street

Klamath Falls, OR 97601

File No. 59710AM

STATUTORY WARRANTY DEED

Cheryl Elaine Wenner,

Grantor(s), hereby convey and warrant to

Adrian Corleonis ,

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:

All that portion of Lot 3, Block 58 of Nichols Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Easterly corner of said Lot 3, thence Westerly along the Northerly line of said Lot 3 a distance of 45 feet, thence Southerly at right angles to the North line of said Lot 3 a distance of 119.8 feet to the North line of the U.S. Government right of way for irrigation canal, thence Easterly along the North line of said right of way a distance of 49.2 feet, thence Northerly along the East line of said Lot 3 a distance of 99.8 feet to the place of beginning; also the right to the permanent use of a strip of land 35 feet wide joining said lands above conveyed on the Northwestern side and running along the North side of said Government Right of Way to a point where said 35 foot strip widens into Eleventh Street, being a portion of Lots 3 and 4, Block 58 of Nichols Addition to the City of Klamath Falls, Oregon.

The true and actual consideration for this conveyance is **\$14,000.00**.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

W7AMT

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 28th day of July, 2015

Cheryl Elaine Wenner
Cheryl Elaine Wenner

State of WA } ss
County of Kitsap }

On this 28th day of July, 2015, before me, Jacqueline R. Young a Notary Public in and for said state, personally appeared Cheryl Elaine Wenner, 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.

Jacqueline R. Young
Notary Public for the State of WA
Residing at: Port Orchard
Commission Expires: 7-28-15

