

187 2470107-ALF



After recording return to:
Matthew A Pagan
2331 Unity St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Matthew A Pagan
2331 Unity St
Klamath Falls, OR 97603

File No.: 7021-2470107 (ALF)
Date: June 15, 2015

2015-008737
Klamath County, Oregon
08/05/2015 12:55:05 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rudy Velik, Sr. and Rudy Velik, Jr. not as tenants in common, but with rights of survivorship,
Grantor, conveys and warrants to **Matthew A Pagan**, 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:

**Beginning at a point from which the Northeast corner of the NW 1/4 SE 1/4 of Section 1,
Township 39 South, Range 9 East of the Willamette Meridian, bears East 490 feet distant;
thence running South a distance of 557.24 feet to the place of beginning; from which point
run South 92.88 feet; thence run West 469 feet; thence run North 92.88 feet; thence run
East 469 feet to the place 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 **\$118,900.00**. (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 4 day of August, 2015.

Rudy Velik
Rudy Velik Sr.

Rudy Velik Jr.
Rudy Velik Jr.

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 4 day of August, 2015
by **Rudy Velik, Sr. and Rudy Velik, Jr.**

Adrien Fleen
Notary Public for Oregon
My commission expires: 10-27-18

