



2015-009670
Klamath County, Oregon
08/31/2015 11:48:50 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William W. Stephens

2623 Montelius Street

Klamath Falls, OR 97601

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

William W. Stephens

2623 Montelius Street

Klamath Falls, OR 97601

File No. 52863AM

STATUTORY WARRANTY DEED

Jonathan Brown,

Grantor(s), hereby convey and warrant to

William W. Stephens ,

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:

A portion of the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a point on the line between Sections 19 and 20 of said Township and Range, which point is 765 feet North of the corner to Sections 19, 20, 29 and 30; thence North along said Section line, 65 feet, more or less, to the South boundary of Gage Road; thence South 89°52' East along said road boundary a distance of 262.91 feet, more or less, to the Westerly boundary of the newly located Highway 97; thence South 8°12' West along said right of way boundary a distance of 65.67 feet; thence North 89°52' West 253.52 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion of the above described property lying within the limits of Montelius Street.

ALSO SAVING AND EXCEPTING that portion deeded to State Highway Commission by Cage W. Gimsley et us, recorded August 6, 1958 in Volume 301, page 585, Deed Records of Klamath County, Oregon.

TOGETHER WITH that portion of Gage Road which inured hereto by Order of Vacation recored August 16, 1961 in Volume 331, page 560, Deed Records of Klamath County, Oregon.


The true and actual consideration for this conveyance is **\$85,000.00.**

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.

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 Aug., 2015.


Jonathan Brown

State of Oregon } ss
County of Klamath }

On this 28th day of August, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Jonathan Brown, 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.


Notary Public for the State of Oregon
Residing at: Klamath Co.
Commission Expires: 9-8-17

