

184 2515222-MT



After recording return to:
Rex & Sandra White
1116 Grant St.
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Rex & Sandra White
1116 Grant St.
Klamath Falls, OR 97601

File No.: 7021-2515222 (MT)
Date: September 18, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ruth B Phelps, Grantor, conveys and warrants to **Rex White and Sandra J White, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$0.00 Remove Life Estate for Ruth B Phelps.** (Here comply with requirements of ORS 93.030)

F.
57.00

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 22nd day of September, 20 15.

Ruth B. Phelps
Ruth B Phelps

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 22nd day of September, 20 15
by .



Meli Ann Trujillo

Notary Public for Oregon

My commission expires: 11-17-2017



EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The Southwesterly 43 1/3 feet of Lot 7 in Block 60 of NICHOLS ADDITION to the Town of Linkville (now City of Klamath Falls), according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7 of said Block and Addition; thence Southeasterly at right angles to Grant Street (formerly Franklin Street) 120 feet; thence Northeasterly parallel with Grant Street 43 1/3 feet; thence Northwesterly at right angles to Grant Street 120 feet; thence Southwesterly along the Southerly line of Grant Street 43 1/2 feet to the place of beginning.