

18 2489483-MT



After recording return to:  
Frederick Padoshek  
909 Mitchell Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Frederick Padoshek  
909 Mitchell Street  
Klamath Falls, OR 97601

File No.: 7021-2489483 (MT)  
Date: July 30, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Starla Chambrose**, Grantor, conveys and warrants to **Frederick Padoshek, Estate In Fee Simple**, 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:

**A portion of Lots 624 And 625, Block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon, more particularly described as follows:**

**Beginning on the East line of Mitchell Street 38 feet North of the Southwest corner of Lot 625 in Block 128 of MILLS ADDITION to the City of Klamath Falls; thence North along the West line of said Lot 625 a distance of 42 feet; thence East 100 feet; thence South 42 feet; thence West 100 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.

The true consideration for this conveyance is **\$61,500.00**. (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 9 day of October, 2015

Starla Chambrose

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9<sup>th</sup> day of October, 2015,  
by **Starla Chambrose**.

Mari Ann Suijello

Notary Public for Oregon

My commission expires: 11-17-2017

