

18-2485551-LW



After recording return to:
Robin Peile
5766 Glenridge Way
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Robin Peile
5766 Glenridge Way
Klamath Falls, OR 97603

File No.: 7021-2485551 (LW)
Date: July 15, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Charles R. Gonzales and Jimmye A. Gonzales, husband and wife, Grantor, conveys and warrants to **Robin Peile**, 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 tract of land situated in the E1/2 SE1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, described as follows:

Beginning at the SW corner of the NE1/4 SE1/4 of said Section 31, also the true point of beginning; thence East 280 feet; thence North 20° East 330 feet to the Westerly right of way line of the Poe Valley Market Road; thence Southeasterly to the East line of said Section 31; thence South to the South line of said Section 31; thence West to the Easterly right of way line of the Shasta View Unit No. 4 Canal Northerly and Westerly along said Easterly right of way line to the South boundary of the NE1/4 SE1/4; thence West to the true point of beginning. EXCEPTING THEREFROM any portion lying within the boundaries of the Poe Valley Market Road.

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 **\$190,000.00**. (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 18 day of December, 20 15

Charles R. Gonzales
Charles R. Gonzales

Jimmye A. Gonzales
Jimmye A. Gonzales

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 18 day of December, 20 15
by **Charles R. Gonzales and Jimmye A. Gonzales.**

Lynda West

Notary Public for Oregon

My commission expires: 2-10-17

