



**2015-013836**  
Klamath County, Oregon  
12/28/2015 03:49:12 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Tubbe and Tracee Tubbe  
2130 Watson Street  
Klamath Falls, OR 97603

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

Jeffrey Tubbe and Tracee Tubbe  
same as above

File No. 81141AM

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### STATUTORY WARRANTY DEED

**Jentry L. Nix,**

Grantor(s), hereby convey and warrant to

**Jeffrey Tubbe and Tracee Tubbe, as Tenants by the Entirety,**

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:

**Lot 10 of Tract 1289 FOURTH ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM a tract of land being a portion of Lot 10 of "Tract 1289 – FOURTH ADDITION TO EAST HILLS ESTATES, situated in the SE1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Southerly corner common to Lot 11 and said Lot 10; thence North 05° 16' 15" East, along the line common to said Lots 10 and 11, 234.86 feet; thence, leaving said lot line, South 28° 24' 35" East 30.66 feet; thence South 05° 16' 15" West 208.96 feet to a point on the Southerly line of said Lot 10; thence, on the arc of a curve to the right (Radius point bears North 02° 38' 14" East 370.00 feet and central angle equals 02° 38' 14" East 370.00 feet and central angle equals 02° 38' 00") 17.01 feet to the point of beginning, containing 3774 square feet, more or less, with bearings based on the plat of "Tract 1289-FOURTH ADDITION TO EAST HILLS ESTATES", on file at the office of the Klamath County Surveyor. (Property Line Adjustment 1-02)**

The true and actual consideration for this conveyance is **\$80,000.00**.

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:

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 28 day of Dec. 2015

Jentry L. Nix  
Jentry L. Nix

State of Oregon } ss  
County of Klamath }

On this 28<sup>th</sup> day of December, 2015, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Jentry L. Nix, 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.

Heather Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: Jan. 9 2018

