



2016-000227
Klamath County, Oregon
01/11/2016 11:10:38 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eve Klopf and Seth Anthony

1833 Hawthorne Street

Klamath Falls, OR 97601

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

Eve Klopf and Seth Anthony

1833 Hawthorne Street

Klamath Falls, OR 97601

File No. 79044AM

STATUTORY WARRANTY DEED

Robert D. Elder,

Grantor(s), hereby convey and warrant to

Eve Klopf and Seth Anthony, 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 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that part conveyed to the City of Klamath Falls by deed recorded June 5, 1958 in Book 299 at Page 642, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; thence South 68° 46' West along the Northwesternly line of Hawthorne Street a distance of 50 feet; thence North 21° 14' West 19.80 feet to a point on the Southerly line of VanNess Avenue; thence South 89° 38' East along the Southerly line of VanNess Avenue 53.78 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$155,000.00.**

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 06 day of January, 2016.

RDE

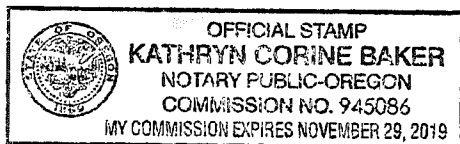
Robert D. Elder

State of Oregon } ss
County of Lincoln }

On this 06 day of January, 2016, before me, Kathryn Baker a Notary Public in and for said state, personally appeared Robert D. Elder, 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: Lebanon, Oregon
Commission Expires: November 29, 2019

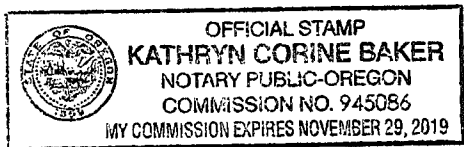


State of Oregon

County of Linn

This instrument was acknowledged before me on January 6, 2016

By Robert D. Elder



Katie Baker

Notary Name (printed) Kathryn Baker

Notary Public for Lebanon, OR

My commission expires: November 29, 2019

ATTACHED TO
STATUTORY WARRANTY DEED