

AmeriTitle
MTC 83923AM

2016-001043

Klamath County, Oregon

02/02/2016 01:19:02 PM

Fee: \$52.00

GRANTOR
Christopher G. Solomon and Gloria J. Solomon

GRANTEE
Tylor Cilone
1748 Kimberly
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Christopher G. Solomon and Gloria J. Solomon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tylor Cilone, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto.

Together with an exclusive easement, meaning that no other party may have an easement, over the southerly 4 1/2 feet of the real property situated in the County of Klamath and State of Oregon, described as follows, to wit:

See Exhibit "B" attached hereto

for the purpose of a walkway. Said easement to be maintained equally by the grantor and grantee.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

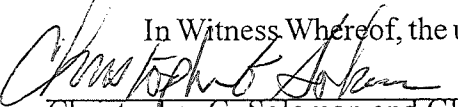
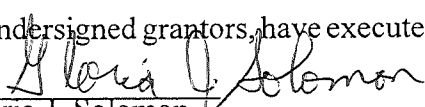
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

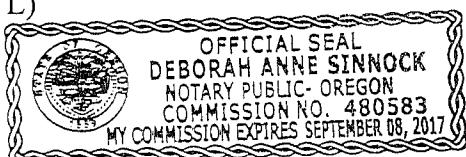
In Witness Whereof, the undersigned grantors, have executed this instrument this 28th day of January, 2016.

 
Christopher G. Solomon and Gloria J. Solomon

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Christopher G. Solomon and Gloria J. Solomon and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me: 
Notary Public for Oregon

Exhibit "A"

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

A parcel of property located in Lots 4 and 5, Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Lot 4; said point being North, a distance of 34.96 feet from the Southwest corner of said Lot 4; thence North $84^{\circ}53'42''$ East, a distance of 107.51 feet to a point on the East line of said Lot 4; thence South $05^{\circ}06'18''$ East, along the East line of said Lot 4, a distance of 44.71 feet to the Southeast corner of said Lot 4, also being the Northeast corner of said Lot 5; thence continuing South $05^{\circ}06'18''$ East along the East line of said Lot 5, a distance of 9.76 feet; thence South $84^{\circ}53'42''$ West, a distance of 112.37 feet, to a point on the West line of said Lot 5; thence North, along said West line, a distance of 19.72 feet to the Northwest corner of said Lot 5; thence continuing North, along the West line of said Lot 4, a distance of 34.96 feet to the point of beginning.

EXHIBIT "B"
LEGAL DESCRIPTION

A parcel of property located in Lot 4, Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the Northeast corner of said Lot 4; thence South 05 degrees 06' 18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84 degrees 53' 42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 feet to the point of beginning.