



2016-001299
Klamath County, Oregon
02/09/2016 01:35:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Monika Wilder

534 N 9th Street

Klamath Falls, OR 97601

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

Monika Wilder

534 N 9th Street

Klamath Falls, OR 97601

File No. 82973AM

STATUTORY WARRANTY DEED

James K. Butler and Faith L. Butler, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Monika Wilder ,

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:

PARCEL 1:

Beginning at the most Northerly corner of Lot 8, Block 55 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, Klamath County, Oregon; thence Southeasterly along the Southerly line of Ninth Street a distance of 60 feet; thence at right angles to Ninth Street Southwesterly a distance of 65 feet to the Southerly line of said Lot 8; thence Northwesterly along the Southerly line of said Lot 8 parallel with Ninth Street a distance of 50 feet to the Easterly line of Lincoln Street; thence Northeasterly along the Easterly line of Lincoln Street a distance of 65 feet, more or less, to the point of beginning.

PARCEL 2:

The Northeasterly ten feet of Lot 7, Block 55, NICHOLS ADDITION to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 50 feet thereof as conveyed to Julia Barry by Deed dated July 8, 1964, recorded July 8, 1964 in Volume 354, Page 355, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$143,000.00.**

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 8th day of Feb. 2016.

James K. Butler
James K. Butler

Faith L. Butler
Faith L. Butler

State of Oregon } ss
County of Klamath }

On this 8th day of Feb., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared James K. Butler and Faith L. Butler, 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.

Debbie Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co
Commission Expires: 9-8-17

