



**2016-001681**  
Klamath County, Oregon  
02/22/2016 11:26:26 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth R. Reeder and Donna L. Reeder

200 Lewis Street

Klamath Falls, OR 97601

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

Kenneth R. Reeder and Donna L. Reeder

200 Lewis Street

Klamath Falls, OR 97601

File No. 89294AM

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### STATUTORY WARRANTY DEED

**Cory Hultz,**

Grantor(s), hereby convey and warrant to

**Kenneth R. Reeder and Donna L. Reeder, 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:

**All that portion of Lot 12 in Block 7 of LAKESIDE ADDITION to the City of Klamath Falls, of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, described as follows:**

**Beginning at the Northwest corner of said Lot 12; thence North 83° 15' East, along the most Northerly line of said Lot 12, 55 feet; thence South 6° 45' East, parallel to the Westerly line of Lewis Street, 60 feet to the Southerly line of said Lot 12; thence 83° 15' West, along the Southerly line of Lot 12, 55 feet to the Southwest corner of said Lot 12; thence North 6° 45' West along the Westerly line of said Lot 12, 60 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$12,000.00.

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 19 day of February, 2016.

Cory Hultz  
Cory Hultz

State of Oregon } ss  
County of Jackson

On this 19<sup>th</sup> day of February, 2016, before me, Kimberley Ann Miller a Notary Public in and for said state, personally appeared Cory Hultz, 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.

Kimberley Ann Miller  
Notary Public for the State of Oregon  
Residing at: Ashtland  
Commission Expires: 01/28/2020

