



2016-004219  
Klamath County, Oregon  
04/26/2016 01:44:05 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tammie Mattos

5545 Burgdorf Road

Bonanza, OR 97623

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

Tammie Mattos

5545 Burgdorf Road

Bonanza, OR 97623

File No. 93922AM

## STATUTORY WARRANTY DEED

**Dianne C. Ouillette,**

Grantor(s), hereby convey and warrant to

**Tammie Mattos ,**

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:

A tract of land situated in the E 1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 2.17 feet to a 5/8 inch iron pin on the West bank of Lost River and on the true point of beginning of this description; thence South 07° 34' 59" West along said West bank 291.75 feet to a 5/8 inch iron pin; thence West 694.31 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence North 15° 20' 44" West along said East line 299.89 feet to a 5/8 inch iron pin; thence East 812.17 feet to the true point of beginning. ALSO known as Parcel 2 from Survey 1570.

### PARCEL 2:

A tract of land situated in the E 1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 293.92 feet to a 5/8 inch iron pin on the West bank of Lost River and the true point of beginning of this description; thence South 07° 34' 59" West along said West bank 52.47 feet to a 5/8 inch iron pin; thence South 06° 34' 14" East along said West bank 282.07 feet; thence West 631.66 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence Northwesterly along said East line and the arc of a curve to the left (central angle = 03° 10' 52" and radius = 1980 feet) 109.93 feet to a 5/8 inch iron pin; thence North 15° 20' 44" West along said East line 233.81 feet to a 5/8 inch iron pin; thence East 694.31 feet to the true point of beginning of this description. ALSO known as Parcel 3 from Survey 1570.

### PARCEL 3:

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West, 1, 109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West, 356.39 feet; thence South 06° 34' 14" East 282.07 feet to a point on the West bank of Lost River and the true point of beginning of this description; thence South 06° 34' 14" East along said West bank 353.34 feet to a 5/8 inch iron pin; thence West 645.45 feet to a 5/8 inch iron pin on the East right of way line of County Road; thence Northerly along the arc of a curve to the left and along said East line (central angle = 19° 52' 01" and radius 530 feet) 183.77 feet to a 5/8" iron pin; thence North 08° 58' 37" West along said East line 60.66 feet to a 5/8 inch iron pin; thence along said east line on the arc of a curve to the left (central angle = 03° 11' 15" and radius = 1980 feet) 110.15 feet to a 5/8 inch iron pin; thence East 631.66 feet to the true point of beginning of this description.

The true and actual consideration for this conveyance is \$417,000.00.

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 25<sup>th</sup> day of April 2016.

Dianne C. Ouillette  
Dianne Ouillette  
D.C.

State of Oregon } ss  
County of Klamath }

On this 25<sup>th</sup> day of April, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Dianne C. Ouillette, 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 Falls Oregon  
Commission Expires: 9-8-17

