



**2016-004223**  
**Klamath County, Oregon**  
04/26/2016 01:54:35 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Welch and Carrie Welch

P.O. Box 1097

Keno, OR 97627

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

David Welch and Carrie Welch

P.O. Box 1097

Keno, OR 97627

File No. 96100AM

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### STATUTORY WARRANTY DEED

**Albert M. Thomas,**

Grantor(s), hereby convey and warrant to

**David Welch and Carrie Welch, 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:

**PARCEL 1:**

The following described parcel of land adjoining the Southerly boundary of the Town of Doten, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the Southeasterly line of Brighton Avenue of the Town of Doten intersects the Southwesterly line of Park Street of the Town of Doten; thence South 33° West 60 feet; thence South 57° East 240 feet; thence North 33° East 60 feet; thence North 57° West 240 feet to the point of beginning; being situate in the NW1/4 of NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian.

**PARCEL 2:**

A parcel of land in the NW1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

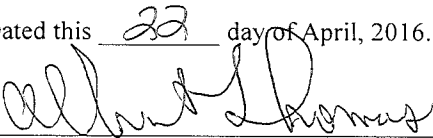
Beginning at the intersection with the Southwesterly right of way line of Park Street and the Southeasterly right of way line of Brighton Avenue of the Plat of Doten; thence South 32° 40' West along the Southerly right of way line of Brighton Avenue 240.00 feet; thence South 57° 20' East (South 57° East according to the Plat of Doten) 120.00 feet which is the true point of beginning; thence North 32° 40' East 180.00 feet; thence South 57° 20' East 90.00 feet; thence South 32° 40' West 180.00 feet; thence North 57° 20' West 90.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$185,000.00.

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.

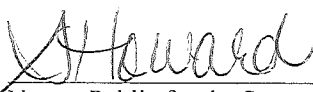
Dated this 22 day of April, 2016.

  
Albert M. Thomas

State of Oregon } ss  
County of Klamath }

On this 22<sup>nd</sup> day of April, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Albert M. Thomas, 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: Klamath County  
Commission Expires: 10-19-19

