



2016-004383
Klamath County, Oregon
04/29/2016 12:31:04 PM
Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Alexander L. Lisot

1802 Columbia Dr.

Richardson, TX 75081

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

Alexander L. Lisot

1802 Columbia Dr.

Richardson, TX 75081

File No. 94346AM

STATUTORY WARRANTY DEED

Michelle Ann Travali who took title as Michelle Ann Kinsey,

Grantor(s), hereby convey and warrant to

Alexander L. Lisot ,

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:

A tract of land situated in the SE1/4 of Section 20, Township 38 South, range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin at the Northeast corner of Parcel 2 which point is on the West line of Lexington Avenue from which the Southeast corner of the NW1/4 SE1/4 of said Section 20 bears North 21 degrees 27' 22" East 146.34 feet; thence South 02 degrees 44' 57" East 71.25 feet to a 1/2" iron pin; thence South 55 degrees 33' 18" West 72.53 feet to a 1/2" iron pin on the East line of Eldorado Boulevard; thence North 34 degrees 26' 42" West along said East line 92.26 feet to a 1/2" iron pin; thence North 55 degrees 33' 18" East 111.44 feet to a 1/2" iron pin; thence South 31 degrees 47' 00" East 31.67 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$295,000.00.**

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 28 day of April, 2016

Michelle Ann Travali
Michelle Ann Travali

State of Oregon } ss
County of Klamath }

On this 28 day of April, 2016, before me, Heather Anne Scurba a Notary Public in and for said state, personally appeared Michelle Ann Travali, 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.

Heather Anne Scurba
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires Jan 9, 2018

