



2016-004737
Klamath County, Oregon
05/10/2016 03:07:31 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua Charles Nielsen

1453 Crescent Avenue

Klamath Falls, OR 97601

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

Joshua Charles Nielsen

1453 Crescent Avenue

Klamath Falls, OR 97601

File No. 99162AM

STATUTORY WARRANTY DEED

Erik Nobel and Amy L. Hathaway, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joshua Charles Nielsen,

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 parcel of land situated in Lots 9, 10, and 12 and also that portion of the vacated alley contained within the following description, in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon, being more particularly described as follows:

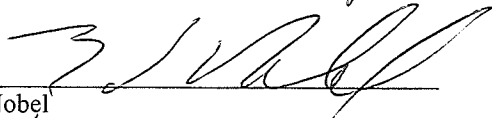
Beginning at a ½ inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 6° 17' East 97.00 feet, along the Easterly right of way line of Crescent Avenue, to a ½ inch iron rod; thence North 84° 00' 00" East 71.54 feet to a ½ inch iron rod; thence North 15° 40' 04" East 15.59 feet to a ½ inch iron rod; thence North 27° 47' 20" East 8.00 feet to a ½ inch iron rod on the line between Lots 9 and 10; thence North 22° 56' 03" East 77.40 feet to a 5/8 inch iron rod marking the Northwestern corner of Lots 8 and 9, 10 feet to a ½ inch iron rod on the centerline of the vacated alley; thence Northeasterly along the centerline of said alley, said centerline being a 10 degree curve to the right, to its intersection with the Southerly right of way line of Portland Street; thence South 61° 42' West along the Southerly right of way line of Portland Street, to the place of beginning.

The true and actual consideration for this conveyance is **\$130,000.00.**

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

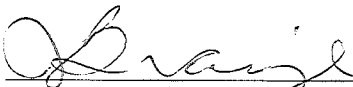

Erik Nobel


Amy L. Hathaway

State of Oregon } ss
County of Klamath }

On this 22nd day of April, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Erik Nobel and Amy L. Hathaway**, 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: 12/3/2018

