



2016-005321
Klamath County, Oregon
05/20/2016 09:41:57 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Colvin Stations Inc.

2520 Foothills Blvd.

Grants Pass, OR 97526

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

Colvin Stations Inc.

2520 Foothills Blvd.

Grants Pass, OR 97526

File No. 102390AM

STATUTORY WARRANTY DEED

William E. Adams,

Grantor(s), hereby convey and warrant to

Colvin Stations Inc., an Oregon Corporation,

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:

The Southerly 80 feet of Lots 3 and 4, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Saving and Excepting a strip of one foot in width off the Easterly end of said premises heretofore conveyed by the Klamath County Development Co. to the City of Klamath Falls, Oregon, for street purposes by Deed recorded in Book 46 at Page 155, Deed Records of Klamath County, Oregon. AND Lots 5 and 6, Block 65, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Excepting therefrom the following: Beginning at a 1/2" iron pin marking the Southwest corner of said Block 65; thence North 140.10 feet to a 1/2" iron pin; thence East 88.26 feet to a 1/2" iron pin; thence East 6.74 feet to a 1/2" iron pin; thence South 140.10 feet to a 1/2" iron pin; thence West 6.74 feet to a 1/2" iron pin; thence West 88.26 feet to the point of beginning.

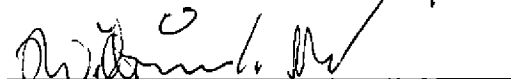
The true and actual consideration for this conveyance is \$55,000.00.

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:

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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 18th day of May, 2016.


William E. Adams

State of Oregon } ss
County of Klamath }

On this 18th day of May, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared William E. Adams, 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

