



2015-011350

Klamath County, Oregon

10/15/2015 11:29:53 AM

Fee: \$47.00

THIS SPACE RESE

2016-006252

Klamath County, Oregon

06/14/2016 09:46:18 AM

Fee: \$52.00

After recording return to:

Jerry R. Hall and Richelle A. Hall

2530 Berkeley

Klamath Falls, OR 97601

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

Jerry R. Hall and Richelle A. Hall

2530 Berkeley

Klamath Falls, OR 97601

File No. 71482AM

Being re-recorded at the request of  
AmeriTitle to add the correct legal  
previously recorded as 2015-011350.

### STATUTORY WARRANTY DEED

**Klamath Falls Teamsters Building Association, a corporation,**

Grantor(s), hereby convey and warrant to

**Jerry R. Hall and Richelle A. Hall, 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:

**A portion of Lot 12 and all of Lot 13, Block 6, Canal Addition, more particularly described as follows:**

**Beginning at the most Easterly corner of Lot 13, Block 6, Canal Addition to the City of Klamath Falls, Oregon; said point being at the intersection of 11th Street and Oak Avenue in said City, running thence Northwesterly along the Northeasterly line of said Lot 13, 100 feet to the most Northerly corner of said Lot 13; thence Southwesterly along the Northwesterly line of Lots 13 and 12, Block 6, aforesaid, 50 feet; thence Southeasterly parallel with first course herein described 97.73 feet, more or less, to the Northwesterly line of Oak Avenue; thence Northeasterly along the Northwesterly line of Oak Avenue 50 feet to the place of beginning.**

The true and actual consideration for this conveyance is **\$32,500.00.**

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 14<sup>th</sup> day of October, 2015

Klamath Falls Teamsters Building Association, a corporation

By: Charles Pool, Vice President  
Charles Pool, Vice President

State of Oregon } ss  
County of Jackson }

On this 14 day of October, 2015, before me, Mychal Pond a Notary public in and for said and for said state, personally appeared Charles Pool, Vice President of Klamath Falls Teamsters Building Association, a corporation, 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.

Mychal Pond  
Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: 11-25-17



## EXHIBIT "A"

71482AM

Parcel 1:

A portion of Lot 12 and all of Lot 13, Block 6, Canal Addition, more particularly described as follows:

Beginning at the most Easterly corner of Lot 13, Block 6, Canal Addition to the City of Klamath Falls, Oregon; said point being at the intersection of 11th Street and Oak Avenue in said City, running thence Northwesterly along the Northeasterly line of said Lot 13, 100 feet to the most Northerly corner of said Lot 13; thence Southwesterly along the Northwesterly line of Lots 13 and 12, Block 6, aforesaid, 50 feet; thence Southeasterly parallel with first course herein described 97.73 feet, more or less, to the Northwesterly line of Oak Avenue; thence Northeasterly along the Northwesterly line of Oak Avenue 50 feet to the place of beginning.

Parcel 2:

The Easterly 17.46 feet of Lot 11 and the Westerly 20.12 feet of Lot 12 of Block 6 of Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.