



2016-006890
Klamath County, Oregon
06/30/2016 09:29:10 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marc Orlando

1412 Devonridge Drive

Klamath Falls, OR 97601

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

Marc Orlando

1412 Devonridge Drive

Klamath Falls, OR 97601

File No. 99252AM

STATUTORY WARRANTY DEED

Sharon M. Shaw also known as Sharon Marie Shaw,

Grantor(s), hereby convey and warrant to

Marc Orlando ,

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:

Lot 5 of TRACT 1265 OF DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO a parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being portions of Lots 3, 4 and 6 of TRACT 1265 DEVONRIDGE and being more particularly described as follows:

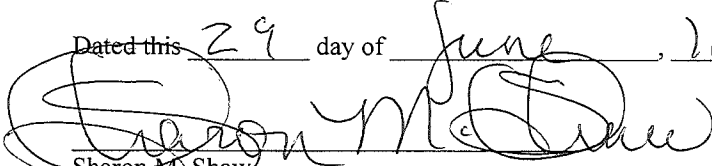
Beginning at the Northeast corner of Lot 5, TRACT 1265, DEVONRIDGE; thence South 89° 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00° 31' 12" West 114.54 feet; thence South 27° 57' 36" East 84.56 feet; thence leaving said Lot 6 boundary, South 48° 20' 08" West 65.39 feet; thence South 00° 12' 06" West 113.88 feet; thence South 00° 23' 17" West 147.54 feet; thence South 27° 12' 55" East 151.60 feet to the Northwest corner of Lot 2; thence North 89° 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00° 31' 12" East 628.32 feet to the point of beginning. Reference is made to Property Line Adjustment No. 13-96.

The true and actual consideration for this conveyance is **\$695,000.00**.

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.

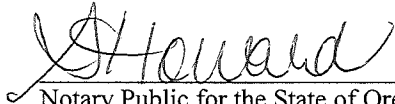
Dated this 29 day of June, 2016.


Sharon M. Shaw

State of Oregon } ss
County of Klamath }

On this 29th day of June, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared Sharon M. Shaw, 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
Commission Expires: 10-19-19

