



2016-007645
Klamath County, Oregon
07/19/2016 01:49:19 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James R. Gerhardt and Lisa M. Gerhardt
1975 Painter Street
Klamath Falls, OR 97601

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

James R. Gerhardt and Lisa M. Gerhardt
1975 Painter Street
Klamath Falls, OR 97601

File No. 107548AM

STATUTORY WARRANTY DEED

Thomas Rosales and Patricia L. Rosales, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James R. Gerhardt and Lisa M. Gerhardt, 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:

The Southwesterly 54 feet of Lots 5 and 6, Block 13, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 6, said point being the point of intersection of the Northerly line of Painter Street with the Easterly line of an Alley in said Block 13; thence Easterly along the Southerly line of said Lot 6, said line also being the Northerly line of Painter Street a distance of 54 feet, more or less, to the point on said Southerly line of Lot 6 from which the Southeasterly corner of said Lot 6 bears North 68°46' East a distance of 96 feet; said point being the Southeasterly corner of the parcel of land conveyed by Dayton O. Hyde, et ux to Gerald R. Clemens, et ux by deed dated September 1, 1977; thence North 21°14' West a distance of 100 feet, more or less, along the Easterly line of said parcel of land conveyed by Dayton O. Hyde, et ux to Gerald R. Clemens, et ux, to the Northeasterly corner of said parcel of land, said corner being situated on the Northerly line of said Lot 5; thence South 68°46' West along said Northerly line of said Lot 5 a distance of 54 feet, more or less, to the Westerly line of said Lot 5; thence Southeasterly along said Westerly line of said Lot 5 and the Westerly line of said Lot 6 a distance of 100 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is **\$163,000.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 14th day of July, 2016.

Thomas Rosales
Thomas Rosales

Patricia L. Rosales
Patricia L. Rosales

95 California
State of ~~Oregon~~ ss
County of San Diego

On this 14 day of July, 2016, before me, Jan Stittsworth a Notary Public in and for said state, personally appeared Thomas Rosales and Patricia L. Rosales, 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.

Jan Stittsworth
Notary Public for the State of Oregon California
Residing at: Oceanside CA 95
Commission Expires: 5-10-2020

