



THIS SPACE RESERVED

2016-007745

Klamath County, Oregon

07/21/2016 03:31:06 PM

Fee: \$52.00

After recording return to:

Justin David Krieger

P.O. BOX 5013

Klamath Falls, OR 97601

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

Justin David Krieger

P.O. BOX 5013

Klamath Falls, OR 97601

File No. 106650AM

### STATUTORY WARRANTY DEED

**Thomas J. Etges and Sherie L. Snyder, who required title as Sherie L. Etges,**

Grantor(s), hereby convey and warrant to

**Justin David Krieger,**

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 Block 11, ELDORADO, an addition to Klamath Falls, Oregon being a replat of vacated portions of Eldorado Heights and Sunnyside Addition, in the County of Klamath, State of Oregon, being more particularly described as follows:**

**Beginning at a 1/2" iron pin from which the Northwest corner of Lot 2 of said Block 11 bears North 89° 47' 00" West 138.47 feet; thence from said point of beginning South 01° 56' 48" West 100.10 feet to a 1/2" iron pin on the South line of lot 4 of said Block 11; thence along the Southerly line of said Lot 4 and the Southwesterly line of Lot 5 of said Block 11 South 89° 47' 00" East 33.88 feet; thence South 49° 51' 30" East 3.07 feet to a 1/2" iron pin on the Southwesterly line of said Lot 5; thence North 27° 28' 43" East 104.00 feet to a 1/2" iron pin on the Northeasterly line of said Lot 5; thence along the arc of a 150.78 feet radius curve to the left (long chord bears North 79° 31' 21" West 53.73 feet) 54.01 feet to a 1/2" iron pin marking the Northwest corner of said Lot 5; thence North 89° 47' 00" West along the North line of said Lot 4, 28.02 feet to the point of beginning.**

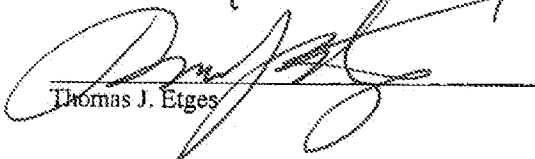
The true and actual consideration for this conveyance is **\$136,000.00**.

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 19 day of JULY, 2016

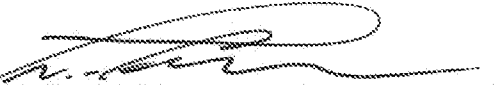
  
Thomas J. Etges

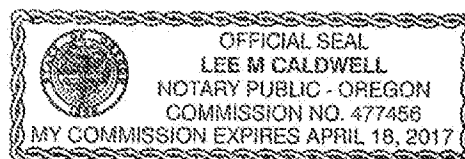
Sherie L. Snyder

State of Oregon } ss  
County of Lane }

On this 19<sup>th</sup> day of July, 2016, before me, Lee M. Caldwell a Notary Public in and for said state, personally appeared Thomas J. Etges, 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: Lane County, OR  
Commission Expires: 04-18-2017



State of Oregon } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2016, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Sherie L. Snyder, 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: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 19 day of July 2016

Thomas J. Etges

Sherie L. Snyder  
Sherie L. Snyder

State of Oregon ) ss

County of Multnomah

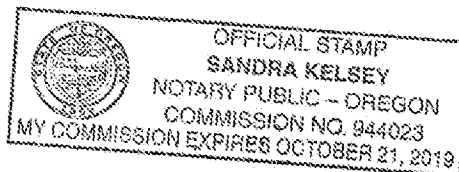
On this 19 day of July, 2016, before me, Sandra Kelsey a Notary Public in and for said state, personally appeared Thomas J. Etges, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sandra Kelsey  
Notary Public for the State of Oregon

Residing at: Albina Oregon

Commission Expires: 10-21-19



State of Oregon ) ss

County of Multnomah

On this 19 day of July, 2016, before me, Sandra Kelsey a Notary Public in and for said state, personally appeared Sherie L. Snyder, 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.

Sandra Kelsey  
Notary Public for the State of Oregon

Residing at: Albina Oregon

Commission Expires: 10-21-19

