



THIS SPACE RESERVED

2016-008072

Klamath County, Oregon

07/29/2016 12:56:36 PM

Fee: \$47.00

After recording return to:

Lawrence D'Addabbo

28414 Chin-Tolk Street

Klamath Falls, OR 97601

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

Lawrence D'Addabbo

28414 Chin-Tolk Street

Klamath Falls, OR 97601

File No. 116271AM

STATUTORY WARRANTY DEED

**Jeffery E. Keathley and Kathleen A. Keathley,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Lawrence D'Addabbo ,

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:

That portion of the property in Section 2, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which was deeded to N.B. Selleck by Deed recorded in Book 150 at Page 289 of Klamath County, Oregon Deed Records, which lies Westerly of the County Road known as the Rocky Point Road or West Side Road and which was formerly State Highway No. 421, and more particularly described as follows:

Beginning at the point on the Westerly line of the Rocky Point Road which is the Northeast corner of Lot 10, Block 5 of Arrowhead Village; thence North 65° 51' West (North 65° 56 ½" West in said Selleck Deed) a distance of 533.67 feet, more or less, along the Northerly line of Lots 10, 9, 8, 7, 6 and 5 to the Southeast corner of Lot 1, All in Block 5 of Arrowhead Village; thence North 24° 09' East (North 24° 03 ½' East in said Selleck Deed) a distance of 150 feet to the Southerly line of Chin-Tolk Street; thence South 65° 51' East (South 65° 56 ½' East in said Selleck Deed) along said Southerly line of Chin-Tolk Street to its intersection with the Westerly line of said Rocky Point Road; thence Southwesterly along said Westerly line of said Rocky Point Road a distance of 150.47feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$305,000.00.

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 28 day of July, 2016

X Jeffery E. Keathley
Kathleen A. Keathley
Kathleen A. Keathley

State of Nevada } ss
County of Washoe }

On this 28th day of July, 2016, before me, Donna Alfors a Notary Public in and for said state, personally appeared Jeffery E. Keathley and Kathleen A. Keathley, 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.

Donna Alfors
Notary Public for the State of Nevada
Residing at: Sparks Nevada
Commission Expires: 5-1-17

