



2016-008295
Klamath County, Oregon
08/05/2016 10:40:32 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Ellis Adams

247 Gage Rd.

Klamath Falls, OR 97601

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

William Ellis Adams

247 Gage Rd.

Klamath Falls, OR 97601

File No. 116771AM

STATUTORY WARRANTY DEED

Capri Properties, LLC,

Grantor(s), hereby convey and warrant to

William Ellis Adams ,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The true and actual consideration for this conveyance is **\$90,000.00.**

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 2nd day of August, 2016.

Capri Properties, LLC

By: Cecelia M. Amuchastegui
Cecelia M. Amuchastegui, Member

State of OR } ss
County of Klamath }

On this 2nd day of August, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Cecelia M. Amuchastegui, Member of Capri Properties, LLC, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17



EXHIBIT "A"

A parcel of land in the NW1/4 of the SW 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning 1,320 feet North on the Section line between Sections 19 and 20 from the corner common to Sections 19, 20, 29, and 30 of Township 38 South, Range 9 East of the Willamette Meridian, and 117.11 feet East and at right angles from said Section line common to Sections 19 and 20 of said Township and Range. Then North and parallel to the Section line between said Sections 19 and 20, a distance of 683.9 feet to a point; thence South 62° 27' East along highway a distance of 132.09 feet to a point; thence South and parallel to said Section line a distance of 622.8 feet to a point; thence West a distance of 117.11 feet to the place of beginning.

Also beginning at a point 1320 feet North and 234.22 feet East of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9, East of the Willamette Meridian; thence North 682.8 feet; thence South 62° 27' East along the Southerly line of highway, 291.88 feet; thence South 553 feet; thence West 258.78 feet to the point of beginning.

Save and Except therefrom the following tract:

Beginning 2041 feet North and South 63° 45' East 264 feet from the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence South 63° 27' East 292 feet; thence North 67 feet, more or less to the Southerly line of the Southern Pacific right of way; thence Northwesterly along said right of way to a point North of the point of beginning; thence South to the point of beginning.

Also Saving and Excepting therefrom:

That portion deeded to the State of Oregon, by and through its State Highway Commission Recorded September 30, 1955 in Volume 278 page 34, Deed Records of Klamath County, Oregon.