



THIS SPACE RESERVED

2016-009896
Klamath County, Oregon
09/19/2016 01:09:00 PM
Fee: \$52.00

After recording return to:

Alex W. Fugate

4685 Austin Street

Klamath Falls, OR 97603

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

Alex W. Fugate

4685 Austin Street

Klamath Falls, OR 97603

File No.

117998AM

STATUTORY WARRANTY DEED

John F. Nowaski and Kathryn E. Nowaski, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Alex W. Fugate,

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 ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is **\$220,000.00**.

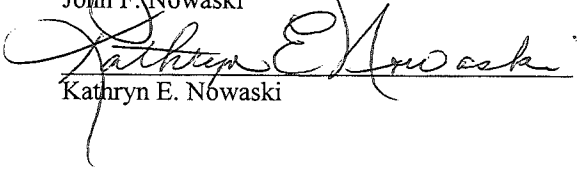
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 15th day of September, 2016.


John F. Nowaski


Kathryn E. Nowaski

State of Oregon } ss
County of Klamath }

On this 15th day of September, 2016, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared John F. Nowaski and Kathryn E. Nowaski, 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 County
Commission Expires: 10-19-19

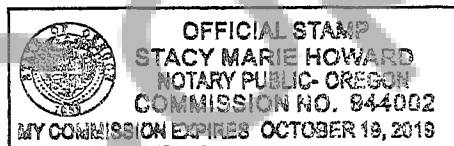


EXHIBIT "A"

Portions of Lots 10, 9 and 8 of the SUBDIVISION OF ALTAMONT RANCH TRACTS 25 to 32, according to the official plat thereof on file in the office of the County Clerk of Klamath Falls, Oregon, are described as follows:

TRACT "A" - A portion of Lot 10 of the Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS described as follows:

Beginning at a point on the West line of Lot 10 of the Subdivision of Tracts 25 to 32 inclusive, Altamont Ranch Tracts, which is at the point of intersection of the Westerly line of said Lot 10 and the Northerly line of the right of way of the Great Northern Railroad property described in deed recorded in Volume 92 at page 605 of Deed Records of Klamath County, Oregon; thence Northerly along the Westerly line of said Lot 10, 160.59 feet; thence Easterly parallel with the Southerly boundary of said Lot 10, 542.5 feet, more or less, to the Easterly boundary of said Lot 10; thence Southerly along the Easterly boundary of said Lot 10, 160.59 feet; thence Westerly 542.5 feet to the point of beginning, being a part of lot 10, Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS, according to the duly recorded plat thereof.

TRACT "B" - All that part of the South one-half of Tract 10 of the Subdivision of Tracts 25 to 32 inclusive, ALTAMONT RANCH TRACTS, in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, according to the plat thereof on file and of record in the office of the County Clerk of Klamath County, Oregon, lying North of a line parallel to and 125 feet distant Northeasterly from the centerline of the main track of the Railway of the Great Northern Railway Company, as now located and constructed across said tract, as described in deed from Great Northern Railway Company to H.T. Waldrep.

TRACT "C" - Beginning at the Northeast corner of Tract 8 of the Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS, a platted subdivision of Klamath County, Oregon; thence North 88°20' West along the line between Tracts 8 and 9 of said subdivision a distance of 44.0 feet; thence South 1°40' East 65.0 feet; thence South 26°45' East 94.35 feet more or less, to a point on the East line of said Tract 8, which marks the Southwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records Volume 111, page 603; thence North 0°06' West, along said East line of Tract 8, a distance of 148.19 feet, more or less, to the point of beginning, being a portion of Tract 8 of the Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS.

TRACT "D" - Beginning at the Southeast corner of Tract 9 of the Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS, a platted subdivision of Klamath County, Oregon; thence North 88°20' West along the line between Tracts 8 and 9 of said Subdivision, a distance of 44 feet; thence North 1°40' West a distance of 12.06 feet; thence South 88°46' East a distance of 44.29 feet to the East line of said Tract 9, which point is also the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 104 at page 312; thence South 0°06' East along the line between Tracts 9 and 10 of said Subdivision, a distance of 12.4 feet to the point of beginning; being a parcel of land in Tract 9 of the Subdivision of Tracts 25 to 32 inclusive of ALTAMONT RANCH TRACTS.

Less a portion of Tract 10 of the re-subdivision of Tracts 25 to 32 inclusive, ALTAMONT RANCH TRACTS, Klamath County, Oregon. More particularly described as follows:

Beginning at the Southeast corner of Tract 10, which point is the intersection of the East line of Tract 10 and the North line of the right of way of the Great Northern Railway as more particularly described in deed recorded in Volume 92 at page 605, Deed records of Klamath County, Oregon; thence North along the East line of Tract 10, 449.27 feet more or less; thence West 500 feet more or less; thence South 24 feet more or less to the North right of way line of the Great Northern Railway; 680 feet more or less to the point of beginning.