

2016-011743

Klamath County, Oregon



00194639201600117430030038

11/02/2016 11:21:17 AM

Fee: \$52.00

**STATUTORY WARRANTY DEED**

Glenn White & Mona Treadway  
2050 Melrose Street  
Klamath Falls, OR 97601  
Grantor

Del Rio Properties, LLC,  
an Oregon Limited Liability Company  
2050 Melrose Street  
Klamath Falls, OR 97601  
Grantee

After recording return to and send all tax statements  
Grantee

KNOW ALL MEN BY THESE PRESENTS, that GLENN WHITE and MONA TREADWAY, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to DEL RIO PROPERTIES, LLC, an Oregon Limited Liability Company, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY

Grantor is lawfully seized in fee simple on the above premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any.

And the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

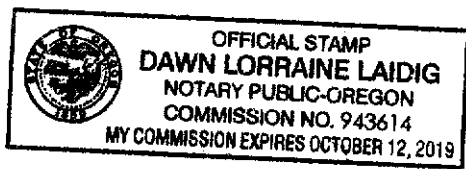
Dated this 2 day of November, 2016.

By: [Signature]  
Glenn White

By: [Signature]  
Mona Treadway

STATE OF OREGON, )  
 ) ss.  
COUNTY OF KLAMATH )

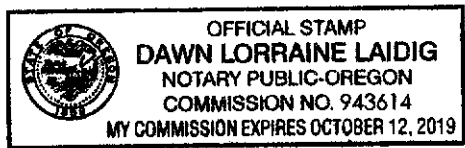
Subscribed and sworn to (or affirmed) before me on November 2, 2016, by Glenn White,  
proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/12/19

STATE OF OREGON, )  
 ) ss.  
COUNTY OF KLAMATH )

Subscribed and sworn to (or affirmed) before me on November 2, 2016, by Mona Treadway,  
proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/12/19

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 5 in Block 43, HILLSIDE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CA-04100-000                      Key No: 305574

**PARCEL 2:**

A 24.73 foot wide strip of land located in the SE1/4 NW1/4 and the NE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being the Westerly 24.73 feet of Parcel 3 as described in Deed Volume M78, Page 8336 of Klamath County Deed Records, said strip of land lying parallel and contiguous with the Easterly line of Lot 5, Block 43, HILLSIDE ADDITION to the City of Klamath Falls, Oregon.

Tax Account No: 3809-028CA-04001-000                      Key No: 883815