

2016-011745

Klamath County, Oregon



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11/02/2016 11:21:48 AM

Fee: \$52.00

Returned at Counter

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,

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OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

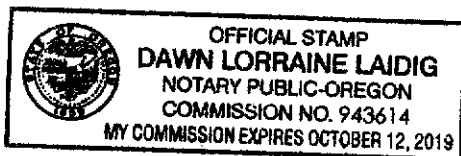
Dated this 2 day of November, 2016.

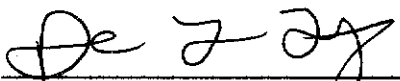
By: 
Glenn White

By: 
Mona Treadway

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

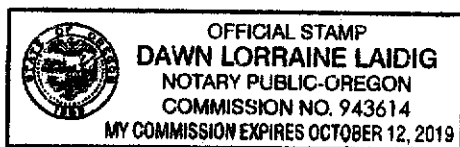
Subscribed and sworn to (or affirmed) before me on November 2, 2016, by Glenn White,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.




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.





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

Exhibit A

All of Lot 6, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the most Westerly 19 feet of said Lot as conveyed by Samuel T. Summers and Nellie H. Summers, husband and wife to Horace S. Clark by Deed dated January 16, 1905, and recorded February 23, 1905 in Book 17 at Page 163, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Southeast Twelve feet (SE 12 feet) of the Northeast Forty-seven and 83/100 (NE 47.83 feet) of Lot 6, Block 48, Nichols Addition to the City of Klamath Falls, which was deeded to the City of Klamath Falls to be used as an alley by the Public as recorded October 27, 1958 in Book 305 at Page 360, Deed Records of Klamath County, Oregon.

CODE: 001.1 MAP: 3809-032AA TL: 08000 KEY: 763588

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