



2016-011752

Klamath County, Oregon

11/02/2016 02:00:01 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Benjamin Joseph Ingram

717 Roosevelt St.

Klamath Falls, OR 97601

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

Benjamin Joseph Ingram

717 Roosevelt St.

Klamath Falls, OR 97601

File No. 122545AM

STATUTORY WARRANTY DEED

Erin L. Miles,

Grantor(s), hereby convey and warrant to

Benjamin Joseph Ingram,

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:

Lot 7 and the Southwesterly 8.0 feet of Lot 8, Block 15 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion of Lot 7 described in Deed Volume 249 at page 680, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 7; thence Northeasterly along the Northwestern line of Lot 7 a distance of 27 feet to a point; thence Southeasterly parallel to the line between Lots 6 and 7, a distance of 50 feet to a point; thence Southwesterly parallel to the Northwestern line of said Lot 7 a distance of 27 feet to a point on the line between said Lots 6 and 7; thence Northwesternly along said line a distance of 50 feet to the point of beginning.

The true and actual consideration for this conveyance is \$172,000.00.

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:

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 01 day of NOVEMBER, 2016.

(x) Erin L. Miles
Erin L. Miles

State of Massachusetts ss
County of Hampden

On this 1 day of November, 2016, before me, Christopher Ruscio, a Notary Public in and for said state, personally appeared Erin L. Miles, 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.

Christopher Ruscio
Notary Public for the State of Massachusetts
Residing at: 175 Falcon Drive, Westfield MA 01085
Commission Expires: 9-24-2021

