

THIS SPACE RESER

2016-011489

Klamath County, Oregon

10/27/2016 02:58:01 PM Fee: \$47.00

2016-011826

Klamath County, Oregon 11/04/2016 09:40:01 AM Fee: \$52.00

Keno, OR 97627 Until a change is requested all tax statements shall be sent to the following address: Sandra L. Kemper PO Box 1085 Keno, OR 97627 File No. 136532AM

This document is being re-recorded at the request of Amerititle to correct the legal as previously recorded in 2016-011489.

### STATUTORY WARRANTY DEED

## Kenneth Edward Gobbin,

After recording return to:

Sandra L. Kemper

PO Box 1085

Grantor(s), hereby convey and warrant to

# Sandra L. Kemper,

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.

#### PARCEL 1:

Lots 24 and 28, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2/ according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except that portion of Lot 24 as follows:

Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat, thence South 42° 47' 47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48° 25' 05" West 56.52 feet; thence North 42° 47' 47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82° 55' 26" East 69.60 feet to the point of beginning.

### PARCEL 2:

That portion of Lot 23, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

The true and actual consideration for this conveyance is \$100,000.00.

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:

Page 2 Statutory Warranty Deed Escrow No. 136532AM

Notary Public for the State of Residing at: KIMIAHA

Commission Expires:

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 <u>27///</u> day of <u>06/-</u>          | , 2016.                     |                           |                                 |
|---|-----------------------------|---------------------------|---------------------------------|
| Jak M   |                             | ~\\                       |                                 |
| Kenneth Edward Gobbin                               |                             | (1)                       |                                 |
| State of $\frac{OR}{K AmATh}$ ss                    |                             |                           |                                 |
| County of $\frac{N/HMHH}{M}$ day of $\frac{OCF}{M}$ | 2016 hafara ma Nelah        | ia Simaraall              | a Massay Dublic in and found    |
| said state, personally appeared Kenneth Ed          | dward Gobbin known or ident | ified to me to be the new | _ a Notary Public in and for    |
| subscribed to the within Instrument and ack         |                             |                           | soli(s) whose hame(s) is/are    |
| IN WITNESS WHEREOF, I have hereunto written.        |                             |                           | in this certificate first above |
| Wellie Lynnood                                      |                             | OFFICIAL SEAL             |                                 |

MY COMMISSION EXPIRES SEPTEMBER 08

# EXHIBIT "A"

#### 136532AM

### PARCEL 1:

Lots 24 and 28, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon:

Except that portion of Lot 24 as follows:

Beginning at the Northerly corner common to said Lots 23 and 24, Block 45 of said plat, thence South 42° 47' 47" West along the line common to said Lots 23 and 24 a distance of 236.20 feet; thence North 48° 25' 05" West 56.52 feet; thence North 42° 47' 47" East 196.76 feet to a point on the Northerly line of said Lot 24; thence South 82° 55' 26" East 69.60 feet to the point of beginning.

## PARCEL 2:

That portion of Lot 23, Block 45, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the line common to said Lots 23 and 24, Block 45, of said plat, from which the Northerly corner common to said Lots 23 and 24 bears North 42° 47' 47" East 236.20 feet; thence South 48° 25' 05" East 77.50 feet; thence South 43° 44' 53" West 161.53 feet to a point on the Southwesterly line of said Lot 23; thence North 47° 12' 13" West, along said Southerly line 74.80 feet to the Southerly corner common to said Lots 23 and 24; thence North 42° 47' 47" East 159.86 feet to the point of beginning.