

Returned at Counter

2016-012506

Klamath County, Oregon



00195535201600125060030030

11/22/2016 10:19:52 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Toucan Properties LLC
519 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Toucan Properties LLC
519 Main Street
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

Kristy Weider, with an address of 519 Main Street, Klamath Falls OR 97601 ("Grantor"), conveys and warrants to **Toucan Properties LLC**, whose address is 519 Main Street, Klamath Falls OR 97601, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in **Klamath** County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$1.00.

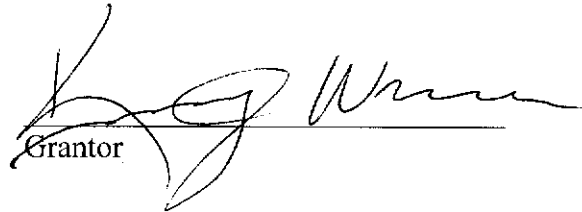
This property is free of liens and encumbrances, EXCEPT:

NONE

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

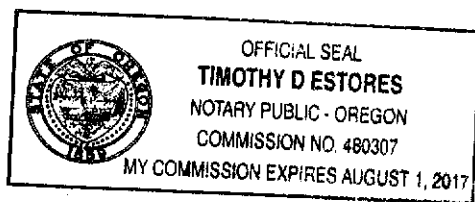
DATED this 22nd day of November, 2016.


Grantor

STATE OF OREGON
COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 22nd day of November, 2016, by Kristy Weider, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.





Printed Name: Timothy D. Estores
Notary Public in and for the State of Oregon

EXHIBIT A
Property Description

A portion of Lots 1 and 2, Block 6, ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Southwesterly line of Third Street which is Southeasterly along said line a distance of 45 feet from the point of intersection of said line with the line between Lots 1 and 8 in Block 6 of Original Town of Linkville (now City of Klamath Falls), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon: thence Southwesterly parallel with said line between Lots 1 and 8 a distance of 64 feet 3 inches to a point; thence Northwesterly parallel with said line of Third Street 8 feet; thence Southwesterly parallel with said line between Lots 1 and 8 a distance of 12 feet; thence Southeasterly parallel with said line of Third Street to the Southeasterly line of Lot 2 in said Block 6; thence Northeasterly along the Southeasterly line of Lots 2 and 1 a distance of 76 feet 3 inches, more or less, to the most Easterly corner of Lot 1; thence Northwesterly along the Southwesterly line of Third Street a distance of 75 feet, more or less, to the point of beginning.

Tax/parcel ID number: R475667