

2016-012536

Klamath County, Oregon

11/23/2016 08:53:01 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg
6500 SW Macadam Avenue, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

William R. Cotter
4848 Homedale Rd
Klamath Falls, OR 97603-8121

STATUTORY WARRANTY DEED

WILLIAM COTTER and MARILYN COTTER, as tenants by the entirety, **GRANTOR**, conveys and warrants to WILLIAM R. COTTER, **GRANTEE**, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

FOR LEGAL DESCRIPTION: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

(Commonly known as: 4848 Homedale Road, Klamath Falls, Oregon 97603)

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

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.

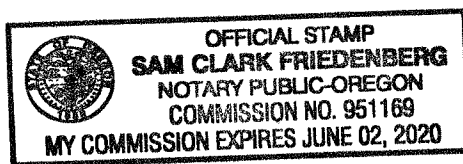
DATED this 17 day of November, 2016.

William Cotter
WILLIAM COTTER

Marilyn Cotter
MARILYN COTTER

STATE OF OREGON)
) ss.
County of Multnomah)

The above-named WILLIAM COTTER and MARILYN COTTER personally appeared before me on this 17 day of November, 2016, and acknowledged the foregoing instrument to be their voluntary act.



Sam Friedenbergs
Notary Public for Oregon

EXHIBIT "A"

Legal Description:

A parcel of land situated in the NW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Bartlett Avenue at its intersection with the Easterly right of way line of the U.S. Bureau of Reclamation's A-3-B Lateral, from which point the Southeast corner of Lot 1, Block 1 of Tract 1035, Gatewood Subdivision bears South 84° 36' 55" West 30.14 feet; thence along the Easterly right of way line of said A-3-B Lateral North 00° 05' 40" East 129.93 feet; thence South 89° 31' 33" East 161.95 feet to a point on the Westerly right of way line of Homedale Road; thence along said Westerly right of way line South 00° 07' 20" West 113.33 feet to its intersection with the Northerly right of way line of Bartlett Avenue; thence South 84° 36' 55" West 162.64 feet along said Northerly right of way of Bartlett Avenue to the point of beginning, with bearings based on Minor Partition No. 32-88 as filed in the Klamath County Engineer's Office and being a portion of that certain parcel of land conveyed to Verle Eugene Sagers, et ux., in Volume M70, at page 11168 and Volume M78 at page 3219, Microfilm Records of Klamath County, Oregon.