



THIS SPACE RESER

2017-001581

Klamath County, Oregon

02/14/2017 01:11:00 PM

Fee: \$52.00

After recording return to:

Alden Goebel

2051 Fremont St

Klamath Falls, OR 97601

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

Alden Goebel

2051 Fremont St

Klamath Falls, OR 97601

File No. 152527AM

STATUTORY WARRANTY DEED

Robert W. Apland and Jan M. Apland, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Alden Goebel ,

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:

The North 1/2 of Lots 60, 61 and 62, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 60, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, thence Southeasterly along the South line of Martin Street, 75 feet to the Westerly line of Oak Street; thence Southwesterly along the Westerly line of Oak Street, 57.5 feet; thence Northwesterly parallel to Martin Street, 75 feet to the Northwesterly line of Lot 60, said Block 17; thence Northerly along the Northwest line of said Lot 60, 57.5 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$59,000.00**.

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 11 day of February, 2017.

Robert W. Apland
Robert W. Apland

Jan M. Apland
Jan M. Apland

State of _____ } ss
County of _____ }

On this _____ day of February, 2017, before me, _____ a Notary Public in and for said state, personally appeared Robert W. Apland and Jan M. Apland, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Attached

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tuolumne } ss

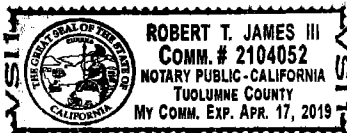
On February 11, 2017, before me, Robert T. James III, Notary Public, personally appeared

ROBERT W. APLAND AND JAN M. APLAND,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to read "Robert T. James III".

Robert T. James, III, Notary Public

Document Name: STATUTORY WARRANTY DEED

Loan Number: 152527AM