



2017-001993

Klamath County, Oregon



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02/27/2017 02:44:11 PM

Fee: \$47.00

After recording return to:

Hendricus W. Stolvoort and Natalie A. Stolvoort4323 Carlon WayKlamath Falls, OR 97603

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

Hendricus W. Stolvoort and Natalie A. Stolvoort4323 Carlon WayKlamath Falls, OR 97603File No. 144457AM

STATUTORY WARRANTY DEED**Doris J. Peters,**

Grantor(s), hereby convey and warrant to

Hendricus W. Stolvoort and Natalie A. Stolvoort, husband and wife

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:

All that portion of Lot 27 of SUMMERS HEIGHTS described as follows:

Beginning at a point on the North line of Carlon Way which is 12.5 feet West of the Southwest corner of Lot 28; thence continuing West a distance of 76.0 feet, more or less, to the Southwest corner of that certain parcel conveyed by Everett Dennis et ux to R.A. Brackman by deed dated March 15, 1958 and Recorded in Volume 299, Page 402 deed records of Klamath County, Oregon; thence North along the West line of said parcel to its intersection with the Southerly line of the U.S.R.S. A-3 lateral; thence So. 76 degrees 18' W along said line a distance of 93.1 feet, more or less, to its intersection with the East line of Lot 26 extended; thence South along said East line extended to a point which is 15.0 feet North of the Northeast corner of Lot 26; thence East along a line parallel to and 27.0 feet North of the North line of Lots 25 and 24 a distance of 160.0 feet to the West line of Hildale Street; thence North along said West line a distance of 23.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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:

W7BMT

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 22 day of February, 2017.

+ Doris J. Peters
Doris J. Peters

State of Oregon } ss
County of ~~Klamath~~ WASHINGTON

On this 22 day of FEBRUARY, 2017, before me, JUDY ANN EVENHUS a Notary Public in and for said state, personally appeared Doris J. Peters, 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.

Judy Ann Evenhus
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon WASHINGTON, OREGON
Commission Expires: 06/10/2019

