



THIS SPACE RESER

2017-002301

Klamath County, Oregon

03/03/2017 02:34:01 PM

Fee: \$47.00

After recording return to:

Robert A. Davids and Linda M Davids, Trustees of The
Davids 2013 Revocable Trust Dated July,17, 2013

1265 Suzanne Dr

Angels Camp, CA 95222

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

Robert A. Davids and Linda M Davids, Trustees of The
Davids 2013 Revocable Trust Dated July,17, 2013

1265 Suzanne Dr

Angels Camp, CA 95222

File No. 147055AM

STATUTORY WARRANTY DEED

William Diekmann and Susan Diekmann, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert A. Davids and Linda M Davids, Trustees of The Davids 2013 Revocable Trust Dated July,17, 2013 ,

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:

PARCEL 1:

A tract of land situated in Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the SE corner of said Lot 4; thence North along the East line of said lot, 606.5 feet; thence West 319.10 feet; thence South parallel to the East line of said lot, 606.5 feet to the South line of said lot; thence East along said line 319.10 feet to the Point of beginning.

PARCEL 2:

An undivided 1/40th interest in and to the following: That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West right of way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath county, Oregon, at page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

The true and actual consideration for this conveyance is **\$112,000.00.**

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 3 day of March, 2017.

William R. Diekmann
William Diekmann

Susan M. Diekmann
Susan Diekmann

State of Oregon } ss
County of Klamath }

On this 3 day of March, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared William Diekmann and Susan Diekmann, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Jan 9 2018

