



THIS SPACE RESERVED

2017-002467
Klamath County, Oregon
03/08/2017 01:42:01 PM
Fee: \$47.00

After recording return to:

Richard William Avey and Daretta Kay Avey
1403 Red Bud Drive
Klamath Falls, OR 97601

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

Richard William Avey and Daretta Kay Avey
1403 Red Bud Drive
Klamath Falls, OR 97601

File No. 152220AM

STATUTORY WARRANTY DEED

Klamath County, a political subdivision of the State of Oregon,

Grantor(s), hereby convey and warrant to

Richard William Avey and Daretta Kay Avey, as Tenants by the Entirety,

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 parcel of land situated in Block 8 of Supplemental Plat of Linkville, now City of Klamath Falls, Oregon,
more particularly described as follows:**

**Beginning at the most Southerly corner of Lot 4 in said Block; thence N. 39° 04' 50" E. along the
Northwesterly line of Pine Street a distance of 102.83 feet to a cross chiseled in the sidewalk; thence no 51°
03' 32" W. a distance of 120.0 feet to the Northwesterly line of Lot 3 in said Block 8; thence S., 39° 02' 39" W.
along the Northwesterly line of Lots 3 and 4, said Block 8 a distance of 102.56 feet, more or less, the
Northeasterly line of Fourth Street thence S. 50° 55' W. along said Northeasterly line and the Westerly line of
Lot 4 a distances of 120.0 feet, more or less, to the point of beginning.**

ALSO the Southeasterly 6.0 feet of Lot 5 in said Block 8.

Parcel 2:

**Lot 2 in Block 7 of Supplemental Plat of Linkville, now City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Parcel 3:

**Lot 1, Block 7, Supplemental Plat of Linkville, now City of Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

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:

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 6th day of MAY, 2017.

Klamath County

By: Terry Wells
Terry Wells, Property Manager

State of OR } ss
County of Klamath }

On this 6th day of MAY, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Terry Wells, Property Manager for Klamath County, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

