



THIS SPACE RESER

2017-003172  
Klamath County, Oregon  
03/27/2017 02:38:00 PM  
Fee: \$47.00

After recording return to:

Dallas S. Schoggins  
1885 Del Moro Street  
Klamath Falls, OR 97601

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

Dallas S. Schoggins  
1885 Del Moro Street  
Klamath Falls, OR 97601  
File No. 144788AM

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### STATUTORY WARRANTY DEED

**Harold S. Tice and Judith M. Nicholson, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Dallas S. Schoggins,**

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:

**That part of Lots 5 and 6 in Block 19 of Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:**

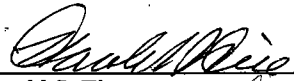
**Beginning at a point 50 feet Southwesterly along Del Moro Street from the point of intersection of the Southwesterly line of El Dorado Street and the Northwesterly line of Del Moro Street; thence Southwesterly along the Northwesterly line of Del Moro Street 40 feet; thence Northwesterly parallel with El Dorado Street 100 feet to the line between Lots 4 and 5 of said Block 19 of Hillside Addition; thence Northeasterly along said line 40 feet; thence Southeasterly parallel with El Dorado Street to the point of beginning.**

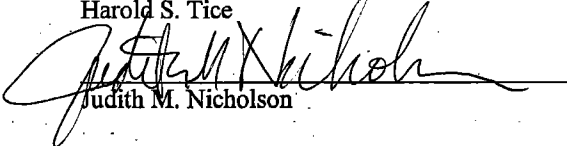
The true and actual consideration for this conveyance is **\$146,500.00.**

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.

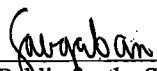
Dated this 22 day of March, 2017.

  
\_\_\_\_\_  
Harold S. Tice

  
\_\_\_\_\_  
Judith M. Nicholson

State of GUAM, USA } ss  
County of TAMUNING }

On this 22nd day of March, 2017, before me, JONALYN ASHLEY E. UGABAN a Notary Public in and for said state, personally appeared Harold S. Tice and Judith M. Nicholson, 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.

  
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Notary Public for the State of GUAM, USA  
Residing at: TAMUNING, GUAM  
Commission Expires: JUNE 13, 2020

**JONALYN ASHLEY E. UGABAN**  
**NOTARY PUBLIC**  
In and for Guam, U.S.A.  
My Commission Expires: **JUNE 13, 2020**  
155 E.T. Calvo Memorial Pkwy Ste 100 Tamuning, GU 96913

