



2017-003308
Klamath County, Oregon
03/29/2017 11:55:00 AM
Fee: \$47.00

THIS SPACE RESER

After recording return to:

Susan Naccarati

16703 Clover Creek Road

Klamath Falls, OR 97601

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

Susan Naccarati

16703 Clover Creek Road

Klamath Falls, OR 97601

File No. 155086AM

STATUTORY WARRANTY DEED

Richard Gene Arnold and Leatha Belle Arnold,
as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Susan Naccarati,

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:

A parcel of land being a portion of Lot 1, Block 13, Klamath River Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, situated in the SW1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, Block 13, Klamath River Acres, First Addition; thence along the Easterly line of said Lot, South 01°05'16" East 511.46 feet to the Northeasterly right-of-way line of Clover Creek Road; thence along said Northeasterly right-of-way line, North 41°40'46" West 352.74 feet; thence leaving said Northeasterly right-of-way line North 42°12'26" East 334.69 feet to the point of beginning.

Basis of bearings is grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone.

The true and actual consideration for this conveyance is **\$147,025.00**.

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 29th day of March, 2017

Richard Gene Arnold
Richard Gene Arnold

Leatha Belle Arnold
Leatha Belle Arnold

State of Oregon } ss
County of Washouath }

On this 29 day of March, 2017, before me, Melissa B Bland Notary Public in and for said state, personally appeared Richard Gene Arnold and Leatha Belle Arnold, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Washouath County
Commission Expires April 20, 2018

