



2017-003407

Klamath County, Oregon

03/31/2017 02:38:00 PM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

Steven Kelsch

5037 Gelia Way

San Jose, CA 95118

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

Steven Kelsch

5037 Gelia Way

San Jose, CA 95118

File No. 157194AM

STATUTORY WARRANTY DEED

Ronald W. Ketler and Julie A. Ketler, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Steven Kelsch,

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:

Lot 6 in Block 4 and that portion of Lot 5 in Block 4 more particularly described as follows: Beginning at the Northwest corner of Lot 6, Block 4, Tract 1152, NORTH HILLS SUBDIVISION, Klamath County, Oregon; thence along the Northerly boundary of said Lot 6, along a curve to the left whose radius is 230 feet through an arc of 69.47 feet, to the Northeast corner of said Lot 6; thence South 56° 00' 00" East, 131.76 feet more or less, to a ¾ - inch diameter iron pipe with plastic cap stamped LS 1289; thence South 34° 00' 00" West, 58.99 feet more or less, to a 5/8 - inch diameter rebar marking the Southeast corner of said Lot 6; thence along the Southerly line of said Lot 6, South 74° 30' 29" West, 134.19 feet more or less to the Southwest corner of said Lot 6; thence along the Westerly line of said Lot 6 North 5° 38' 58" West, 142.01 feet more or less to the Point of Beginning of this description in Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$319,000.00**.

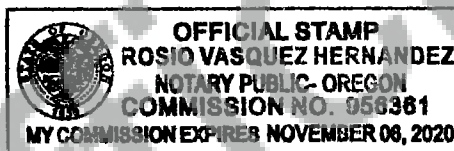
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 24 day of march, 2017.

Ronald W. Ketler
Ronald W. Ketler

Julie A. Ketler
Julie A. Ketler



State of Oregon } ss
County of Klamath }

On this 24 day of March, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Ronald W. Ketler and Julie A. Ketler, 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.

Rosio V. Hernandez
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: NOV 06, 2020