

**2017-004460**

Klamath County, Oregon

04/28/2017 11:49:00 AM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Christine J. Thomas1705 Eldorado AvenueKlamath Falls, OR 97601Until a change is requested all tax statements
shall be sent to the following address:Christine J. Thomas1705 Eldorado AvenueKlamath Falls, OR 97601File No. 159562AM

STATUTORY WARRANTY DEED**Cynthia Kellstrom,**

Grantor(s), hereby convey and warrant to

Christine J. Thomas,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 portion of Block 24, ELDORADO HEIGHTS, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon, described as follows:**

**Beginning at the most Westerly corner of said Block 24; thence South 49 degrees 50' East along the
Southwesterly boundary of said Block 24, a distance of 55.0 feet to the beginning of a curve, the radius of
which is 756.78 feet, which curve forms a portion of the Southwest boundary of said Block 24; thence
Southeasterly along the arc of the curve of said Southwest boundary, a distance of 293.9 feet, to the true
point of beginning; thence continuing along the arc of the curve of said Southwest boundary, 71.7 feet;
thence North 67 degrees 14' East along the extended radius of said curve, 103.23 feet, more or less, to the
East boundary of said Block 24; thence North 0 degrees 18' East, along said East boundary, 56.37 feet, more
or less, to the Southeast corner of Lot 17 of said Block 24; thence South 64 degrees 26' West, 16.16 feet, to the
Southwest corner of said Lot 17, which point is 110.0 feet from the Southwesterly boundary of said Block 24;
thence Northwesterly along the arc of a curve parallel to and 110.0 feet distant from the Southwesterly
boundary of said Block 24, a distance of 29.84 feet to the most Easterly corner of the property described in
deed recorded in Book 277 at page 102 of Klamath County Deed Records; thence South 61 degrees 48' West
along the extended radius of said curve, 110.0 feet; more or less, to the true point of beginning, which last
described line is the Southeasterly line of the property described in said Deed recorded in said Volume 277 at
page 102, Klamath County Deed Records.**

The true and actual consideration for this conveyance is \$127,000.00.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 27th day of April 2017

Cynthia Kellstrom
Cynthia Kellstrom
CK

State of Oregon } ss
County of Washington

On this 27 day of April, 2017, before me, Jessica Faye Elliott a Notary Public in and for said state, personally appeared Cynthia Kellstrom, 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.


Notary Public for the State of Oregon
Residing at: Portland, OR
Commission Expires: 8.12.19

