



THIS SPACE RESERVE

**2017-005387**  
**Klamath County, Oregon**  
05/16/2017 03:26:00 PM  
Fee: \$47.00

After recording return to:

Matthew Biesiadecki and Tracy Biesiadecki

2205 Patterson Street

Klamath Falls, OR 97603

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

Matthew Biesiadecki and Tracy Biesiadecki

2205 Patterson Street

Klamath Falls, OR 97603

File No. 159267AM

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### STATUTORY WARRANTY DEED

**Dominic Anthony Ingle and Susana M. Ingle, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Matthew Biesiadecki and Tracy Biesiadecki, 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:

**A portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:**

**Beginning 1320 feet East and 324 feet North of an iron pin driven into the ground on the Otis V. Saylor property in the Southwest Quarter of the Northwest Quarter of said section which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 330 feet; thence North 132 feet; thence West 330 feet; thence South 132 feet to the place of beginning.**

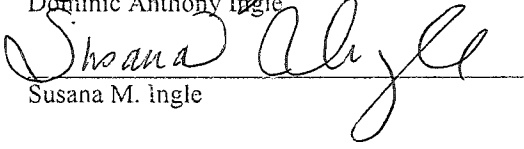
The true and actual consideration for this conveyance is \$180,000.00.

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 15 day of May 2017.

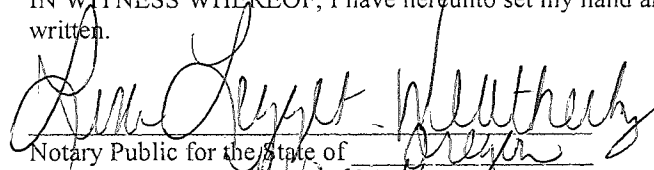
  
Dominic Anthony Ingle

  
Susana M. Ingle

State of Oregon } ss  
County of Clatsop

On this 15 day of May, 2017, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Dominic Anthony Ingle and Susana M. Ingle 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: Clatsop

Commission Expires: 10/19/19

