



2017-005755

Klamath County, Oregon

05/26/2017 09:27:00 AM

Fee: \$47.00

THIS SPACE RESER

After recording return to:

David A. Dotson and Gena L. Dotson

4615 Villa Drive

Klamath Falls, OR 97603

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

David A. Dotson and Gena L. Dotson

4615 Villa Drive

Klamath Falls, OR 97603

File No. 154956AM

STATUTORY WARRANTY DEED

Constance Klus Colas, Trustee of the Allan Cedric Klus Living Trust,

Grantor(s), hereby convey and warrant to

David A. Dotson and Gena L. Dotson, 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 tract of land situated in the NE1/4, Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 Page 51, as recorded in the Klamath County Deed records, said point being South 00°12'57" West 1059.29 feet and South 72°58'03" West 256.42 feet from the Northeast corner of said Section 13; thence along the Westerly line of the Enterprise Irrigation District ditch, South 08°50'27" East 119.67 feet to a 5/8 inch iron pin, along the arc of a curve to the left (radius is 300.00 feet, central angle is 33°10'47") 173.73 feet to a 5/8 inch iron pin, South 42°01'14" East 173.52 feet to a 5/8 inch iron pin on the Westerly right of way line of State Highway #39; thence along said right of way South 00°09'44" West 600.00 feet to a 5/8 inch iron pin; thence North 89°50'16" West 397.50 feet to a 5/8 inch iron pin; thence North 28°36'17" West 919.58 feet to a 5/8 inch iron pin on the Southerly line of the property described in said Deed Volume 244 Page 51; thence along said Southerly line North 72°58'03" East 488.25 feet to a 5/8 inch iron pin on the Northwest corner of the Pacific Power and Light Company transformer property; thence bounding said property, South 00°11'43" West 226.84 feet, South 89°48'17" East 150.00 feet, North 00°11'43" East 273.35 feet to a 5/8 inch iron pin on the Southerly line of the property described in Deed Volume 244 Page 51; thence North 72°58'03" East 15.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$87,000.00.**

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 18 day of May, 2017.

Allan Cedric Klus Living Trust

Constance Klus Colas, Trustee
Constance Klus Colas, Trustee

State of Oregon } ss

County of Clackamas }

On this 18th day of March, 2017, before me, Rosalie E. Brown a Notary Public in and for said state, personally appeared Constance Klus Colas, Trustee of the Allan Cedric Klus Living Trust, 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.

Rosalie E. Brown
Notary Public for the State of Oregon
Residing at: Oregon City OR
Commission Expires: 02-03-2021

