



2017-005837

Klamath County, Oregon

05/30/2017 03:11:00 PM

Fee: \$57.00

THIS SPACE RESERVED

After recording return to:

Ryan Gober and Jamie Gober

6402 Palomino Court

Klamath Falls, OR 97603

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

Ryan Gober and Jamie Gober

6402 Palomino Court

Klamath Falls, OR 97603

File No. 169045AM

STATUTORY WARRANTY DEED

Randall J. Alves and Denise A. Alves, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ryan Gober and Jamie Gober, 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:

Please see Exhibit "A"

The true and actual consideration for this conveyance is **\$380,000.00**.

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:

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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 26 day of May, 2017.

[Signature]
Randall J. Alves

[Signature]
Denise A. Alves

State of Oregon } ss
County of Clatsop

On this 26 day of May, 2017, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Randall J. Alves and Denise A. Alves, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Richmond
Commission Expires: 10/19/19

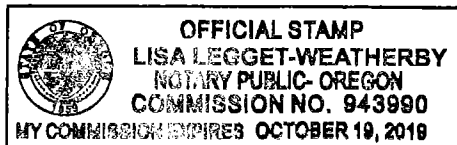


EXHIBIT "A"

PARCEL 1:

Lot 30, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of said Lot 30, Block 2; thence North $00^{\circ} 23' 04''$ East along the West line of said Lot 30 a distance of 8.00 feet; thence South $84^{\circ} 07' 34''$ East a distance of 84.01 feet to a point on the South line of said Lot 30; thence North $89^{\circ} 36' 56''$ West, along the South line of said Lot 30 a distance of 83.63 feet to the point of beginning.

PARCEL 2:

A portion of Lot 29, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 29, Block 2; thence Southwesterly along the Easterly line of said Lot 29, along the Arc of a 54.81 degree curve to the right a distance of 8.00 feet; thence North $84^{\circ} 07' 34''$ West a distance of 81.52 feet to a point on the North line of said Lot 29; thence South $89^{\circ} 36' 56''$ East along the North line of said Lot 29 a distance of 82.76 feet to the point of beginning.

PARCEL 3:

A portion of Lot 30, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 30, Block 2; thence North $00^{\circ} 23' 04''$ East, along the West line of said Lot 30 a distance of 8.00 feet; thence South $84^{\circ} 07' 34''$ East, a distance of 84.01 feet to a point on the South line of said Lot 30; thence North $89^{\circ} 36' 56''$ West, along the South line of said Lot 30 a distance of 83.63 feet to the point of beginning.

Lot 29, Block 2, Tract 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Parcel 3 continued)

EXCEPT A portion of Lot 29, Block 2, Tract No. 1099 ROLLING HILLS, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the Northeast corner of said Lot 29, Block 2; thence Southwesterly along the Easterly line of said Lot 29, along the Arc of a 54.81 degree curve to the right a distance of 8.00 feet; thence North $84^{\circ} 07' 34''$ West, a distance of 81.52 feet to a point on the North line of said Lot 29; thence South $89^{\circ} 36' 56''$ East along the North line of said Lot 29 a distance of 82.76 feet to the point of beginning.