



THIS SPACE RESERVED

2017-006506
Klamath County, Oregon
06/14/2017 11:19:00 AM
Fee: \$47.00

After recording return to:

Daniel S. Wessel
2505 Nile Street
Klamath Falls, OR 97603

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

Daniel S. Wessel
2505 Nile Street
Klamath Falls, OR 97603
File No. 168205AM

STATUTORY WARRANTY DEED

Jarod C. Noble and Devin L. Perkins, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Daniel S. Wessel,

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 12 in Block 1 and that portion of Lot 14 in Block 1, Homeland Tracts, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

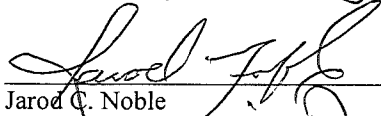
Beginning at a 5/8 inch iron pin marking the NW corner of said Lot 14; thence North 89°55'15" East along the North line of said Lot 14, 210.37 feet to a 5/8 inch iron pin; thence leaving said North line South 0°55'15" East 1.5 feet; thence Westerly to a point that is South 0°55'15" East 3.5 feet from the point of beginning of this description; thence North 0°55'15" West 3.5 feet to the point of beginning.

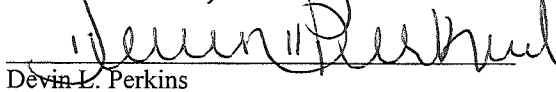
The true and actual consideration for this conveyance is **\$205,000.00**.

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 13 day of June, 2017

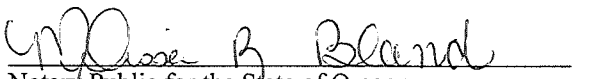

Jarod C. Noble


Devin L. Perkins

State of Oregon } ss
County of Klamath }

On this 13 day of June, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Jarod C. Noble and Devin L. Perkins, 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: Klamath
Commission Expires: April 20, 2018

