

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

**2017-006594****Klamath County, Oregon****06/15/2017 02:35:00 PM****Fee: \$52.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 168205AM

This document is being re-recorded at the request of AmeriTitle to correct Lot No. as previously recorded in 2017-006506.

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Daniel S. WesselAddress: 2505 Nile StreetCity, ST Zip: Klamath Falls, OR 97603**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor**Grantor Name:** Jarod C. Noble and Devin L. Perkins, as Tenants in Common**Grantor Name:** _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor**Grantee Name:** Daniel S. Wessel**Grantee Name:** _____**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION –
Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 0**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A



2017-006506

Klamath County, Oregon

08/14/2017 11:19:00 AM

Fee: \$47.00

THIS SPACE RESERVED

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 ¹³~~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:

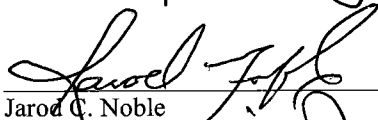
Beginning at a 5/8 inch iron pin marking the NW corner of said Lot 14; thence North 89°55'15" East along the North line of said Lot 14, 210.37 feet to a 5/8 inch iron pin; thence leaving said North line South 0°55'15" East 1.5 feet; thence Westerly to a point that is South 0°55'15" East 3.5 feet from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

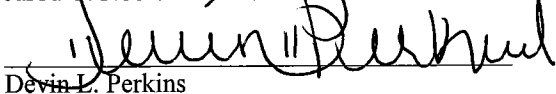
The true and actual consideration for this conveyance is \$205,000.00.

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

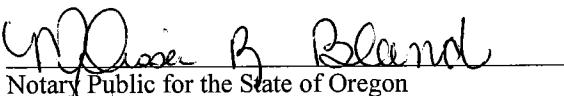

Jarod C. Noble


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

