



THIS SPACE RESERVED FOR RE

2017-007462
Klamath County, Oregon
07/03/2017 03:20:00 PM
Fee: \$47.00

After recording return to:

Scott R Wessel and Sandy R Wessel

1850 Tiffany Street

Klamath Falls, OR 97601

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

Scott R Wessel and Sandy R Wessel

1850 Tiffany Street

Klamath Falls, OR 97601

File No. 165891AM

STATUTORY WARRANTY DEED

D&P Properties,

Grantor(s), hereby convey and warrant to

Scott R Wessel and Sandy R Wessel, 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 parcel of land situate in Block 24 of ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point of the West right of way line of Tiffany Street, said line being also the East line of Block 24 of Eldorado Heights Addition, from which the Northeast corner of said Block 24 bears North 0 ° 18' East 54.00 feet distant; thence North 89 ° 42' West 125.41 feet; thence South 15 ° 45' 10" West 72.63 feet; thence south 89 ° 42' East 144.76 feet, more or less, to the East line of said Block 24; thence North 0 ° 18' East 70.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$168,850.00**.

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:

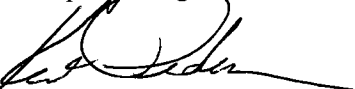
2017-2018 Real Property Taxes, a lien not yet due and payable.

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 27th day of June, 2017


D & P Properties


Phillip Doddridge, Partner


Kent Pederson, Partner

State of Oregon } ss
County of Klamath }

On this 27 day of June, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Phillip Doddridge and Kent Pederson, Members of D&P Properties, 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 County
Commission Expires: April 20, 2018

