



2017-007568

Klamath County, Oregon

07/06/2017 04:00:00 PM

Fee: \$47.00

THIS SPACE RES

After recording return to:

Joshua J. Wesley and Chelsea A. Wesley

830 Main Street

Klamath Falls, OR 97601

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

Joshua J. Wesley and Chelsea A. Wesley

830 Main Street

Klamath Falls, OR 97601

File No. 164053AM

STATUTORY WARRANTY DEED

Richard P. Roberts and Betty M. Roberts, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Joshua J. Wesley and Chelsea A. Wesley, 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 being a portion of lot 7 in Block 40 of the Supplementary Plat of Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point on the Northwesternly line of said Lot 7 which bears South 38 degrees 46' 33" West a distance of 28.54 feet from the most Northerly corner of said Lot 7; thence along the center of an existing wall, South 51 degrees 21' 08" East a distance of 119.95 feet to a point of the Southeasterly line of said Lot 7; thence North 38 degrees 46' 33" East long said line a distance of 28.36 feet, more or less, to the most Easterly corner of said Lot 7; thence Northwesternly along the line between Lots 7 and 8, said Block 40, a distance of 119.95 feet to Southeasterly line of Main Street; thence South 38 degrees 46' 33" West along said line a distance of 28.54 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$210,000.00.**

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 5 day of July, 2017

Richard P. Roberts
Richard P. Roberts

Betty M. Roberts
Betty M. Roberts

State of Oregon } ss
County of Clatsop }

On this 5 day of July, 2017, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Richard P. Roberts and Betty M. Roberts, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Blumville, Oregon
Commission Expires: 10/19/19

