



2017-007613

Klamath County, Oregon

07/07/2017 02:17:00 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey S. Ketcham and Emily Ketcham

PO Box 265

Bonanza, OR 97623

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

Jeffrey S. Ketcham and Emily Ketcham

PO Box 265

Bonanza, OR 97623

File No. 164083AM

STATUTORY WARRANTY DEED

Daniel E. Mann and Carole L. Mann, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jeffrey S. Ketcham and Emily Ketcham, 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:

See Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$90,000.00**.

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:

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 16th day of July, 2017

Daniel E. Mann
Daniel E. Mann

Carole L. Mann
Carole L. Mann

State of OREGON } ss
County of DESCHUTES }

On this 16th day of July, 2017, before me, Lee Ann Gunselman, a Notary Public in and for said state, personally appeared Daniel E. Mann and Carole L. Mann, 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.

Lee Ann Gunselman
Notary Public for the State of OREGON
Residing at: BEND
Commission Expires: 8/23/2020

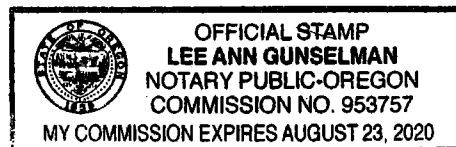


EXHIBIT "A"

Lot 12 in Block 18 of FIRST ADDITION OF TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

All that portion of Lots 6, 7 and 8 in Block 22 of FIRST ADDITION TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 6, Block 22; thence North 33 degrees 50' East 112.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District Canal; thence South 44 degrees 48' East 153.1 feet to a point on the original alley line; thence South 33 degrees 50' West 25.0 feet to a point; being the most Southerly corner of Lot 6, Block 22; thence North 56 degrees 10' West 140.0 feet to the point of beginning, being all of said lots lying Southwesterly of the Horsefly Irrigation District Canal of right of way.

All that portion of Lot 5, Block 22, FIRST ADDITION TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5, Block 22, FIRST ADDITION TO THE CITY OF BONANZA; thence North 33 degrees 50' East 12.0 feet to a point on the Southerly right of way line of the Horsefly Irrigation District Canal; thence South 48 degrees 44' East 23.3 feet to a point on the original lot line; thence North 56 degrees 10' West 20.0 feet to the point of beginning.

TOGETHER WITH all that portion of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 12 in Block 18 and Lot 6 and the above described portion of Lot 5 in Block 22 of FIRST ADDITION TO THE TOWN OF BONANZA, as vacated in Volume 294, Page 260, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH the West half of vacated Canby Street in the Town of Bonanza which is adjacent to Lot 1 in Block 18 of FIRST ADDITION TO THE TOWN OF BONANZA, as vacated in Volume 294, Page 260 Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH all that portion of vacated Minna Street in the Town of Bonanza, which adjoins said portion of Lots 6, 7 and 8, Block 22 on the Northwest boundary as vacated by City Ordinance #319 on file in the Bonanza City Records.