



THIS SPACE RESERVED FOR R

2017-007950
Klamath County, Oregon
07/17/2017 02:54:00 PM
Fee: \$47.00

After recording return to:

David Alves and Kelly Drake
33244 S Chiloquin Road
Chiloquin, OR 97624

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

David Alves and Kelly Drake
33244 S Chiloquin Road
Chiloquin, OR 97624
File No. 176153AM

STATUTORY WARRANTY DEED

Leslie Erin Russell,

Grantor(s), hereby convey and warrant to

David Alves and Kelly Drake,

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 situated in the N1/2 of Section 19, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said parcel being portions of Government Lots 5 and 8 of said Section 19, and being bounded on the Southwesterly by the Modoc Point Highway (State Highway #427) and on the Southeasterly by Chiloquin Market Road (State Highway #422) more particularly described as follows:

Beginning at a point on the centerline of said Modoc Point Highway at Engineers Station 1270+50.7, said point being approximately 1229.0 feet South and 20 feet East of the North one-quarter corner of said Section 19; thence leaving said centerline North 50 degrees 17' East a distance of 435.0 feet to a point; thence South 39 degrees 43' East a distance of 530.0 feet, more or less, to a point on the centerline of Chiloquin Market Road (State Highway #422); thence along said centerline South 50 degrees 17' West a distance of 291.0 feet, more or less, to the beginning of a 28 degrees 40' 12" curve to the right; thence along the arc of said curve, having an angle of 67 degrees 30' and a radius of 199.83 feet, a distance of 235.4 feet to the beginning of a 12 degrees 45' curve to the right; thence along the arc of said curve having an angle of 48 degrees 30' and a radius of 449.38 feet, a distance of 380.4 feet, more or less, to a point on centerline of the Modoc Point Highway; thence along said centerline Northwesterly a distance of 60.2 feet, more or less, to the point of beginning.

LESS AND EXCEPTING those portions lying within the boundaries of Modoc Point Highway (State Highway #427) and Chiloquin Market Road (State Highway #422).

The true and actual consideration for this conveyance is **\$291,000.00**.

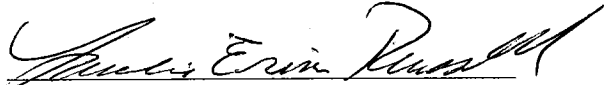
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

LFM

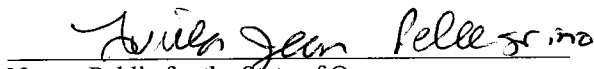
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 17th day of July, 2017.


Leslie Erin Russell

State of Oregon } ss
County of Klamath }

On this 17th day of July, 2017, before me, Twila Pellegrino a
Notary Public in and for said state, personally appeared Leslie Erin Russell, 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 Falls, Oregon
Commission Expires: 12-3-2018

