



THIS SPACE RESERVED FOR

2017-008150
Klamath County, Oregon
07/21/2017 09:33:00 AM
Fee: \$47.00

After recording return to:

William Holmes and Virginia Holmes

10219 Crystal Springs Rd.

Klamath Falls, OR 97603

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

William Holmes and Virginia Holmes

10219 Crystal Springs Rd.

Klamath Falls, OR 97603

File No. 180515AM

STATUTORY WARRANTY DEED

PARCEL 1: Gerald W. Holmes / Mariann L. Holmes, as tenants in common

PARCEL 2: Gerald W. Holmes,

Grantor(s), hereby convey and warrant to

William Holmes and Virginia Holmes, 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:

Parcel 1:

The following described real property in Klamath County, Oregon:

Beginning at a point 720 feet East and 1,369.5 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 270 feet; thence North 66 feet; thence West 270 feet; thence South 66 feet to the place of beginning.

Parcel 2:

Property Line Adjustment 21-04, Described as a Tract of land situated in the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of tax lot 39 09 01BB 3800, from which the NW1/16 corner of said section 1 bears S 00°18' 37" W 66.00 feet, S 89°51' 43" E 267.20 feet and S 25°38' 16" E 68.92 feet; thence S 89°51' 43" E 22.18 feet; thence S 15°54' 44" E 68.69 feet; thence N 89°51' 43" W 41.37 feet; thence N 00°18' 37" E 66.00 feet to the point of beginning with bearings based on record of survey 7094 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is **\$81,330.00**.

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 13 day of July, 2017.

Gerald W. Holmes
Gerald W. Holmes

BY: Donna M. Bocchi P.O.A.
Donna M. Bocchi, Attorney in Fact

Mariann L. Holmes
Mariann L. Holmes

State of Oregon } ss
County of Klamath }

On this 13 day of July, 2017, before me, Melissa R. Bland a Notary Public in and for said state, personally appeared Donna M. Bocchi, as Power of Attorney for Gerald W. Holmes and Mariann L. Holmes, 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.

Melissa R. Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: April 20, 2018

