



THIS SPACE RESERVED FOR R

**2017-008308**

**Klamath County, Oregon**

**07/25/2017 01:35:00 PM**

**Fee: \$47.00**

After recording return to:

Larry Oneal Land and Pamela Ann Lehto

3837 Bartlett Ave

Klamath Falls, OR 97603

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

Larry Oneal Land and Pamela Ann Lehto

3837 Bartlett Ave

Klamath Falls, OR 97603

File No. 178433AM

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### STATUTORY WARRANTY DEED

**Michael L. Weaver and Nancy Andres Weaver,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Larry Oneal Land and Pamela Ann Lehto , not as Tenants in Common but with Rights of Survivorship,**

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:

**The West 50 feet of the East 55 feet of Lot 2, Block 13, Original Town of Linkville, now City of Klamath Falls, in the County of Klamath, State of Oregon. Excepting a strip of land 6 feet wide across the Northwesterly end thereof proposed to be conveyed to the City of Klamath Falls, County of Klamath, State of Oregon, for alley purposes.**

**Subject to building set back line of 14 feet from the original Northwesterly line of Main Street, as more fully appears in a certain agreement in writing, dated August 4, 1928, entered into between Golden Rule Corporation, E. J. Murray, Rebecca J. Murray, Clifford A. Dunn and Richard H. Hovey.**

The true and actual consideration for this conveyance is **\$189,000.00.**


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.

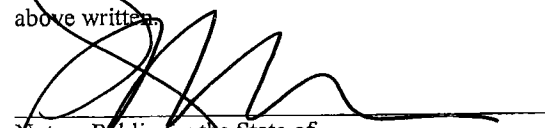
Dated this 21 day of July, 2017.

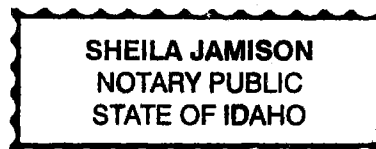
  
Michael L. Weaver

  
Nancy Andres Weaver

State of Idaho } ss  
County of Ada }

On this 21st day of July, 2017, before me, Sheila Jamison a Notary Public in and for said state, personally appeared Michael L. Weaver and Nancy Andres Weaver, 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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



Commission Expires 6/30/2021  
Residing in Boise, Idaho