



THIS SPACE RESERVED FOR

2017-008355
Klamath County, Oregon
07/26/2017 01:52:00 PM
Fee: \$47.00

After recording return to:
Deanna Baker and Darcy Sanchez and David Sanchez
2099 Gettle St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Deanna Baker and Darcy Sanchez and David Sanchez
2099 Gettle St.
Klamath Falls, OR 97603
File No. 169547AM

STATUTORY WARRANTY DEED

Michael J. Angell,

Grantor(s), hereby convey and warrant to

Deanna Baker, an unmarried woman, and Darcy Sanchez and David Sanchez, 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 portion of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath Coutny, Oregon, which point is North 88° 57' East 330.02 feet from the Southwest corner of said SE1/4 NW1/4; thence North 0° 35' West 738.80 feet along the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section to a point, which said point is the true point of beginning of this description, thence continuing North 0° 35' West along said East line a distance of 75 feet, thence South 89° 25' West a distance 135 feet to a point, thence South 0° 35' East a distance of 75 feet, thence North 89° 25' East 135 feet to the true point of beginning.

The true and actual consideration for this conveyance is **\$110,000.00**.

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 25th day of July, 2017.


Michael J. Angell

State of Oregon } ss
County of Klamath }

On this 25th day of July, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Michael J. Angell**, 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 County
Commission Expires: 12/3/2018

