



THIS SPACE RESERVED FOR

2017-008561

Klamath County, Oregon

07/31/2017 03:49:00 PM

Fee: \$47.00

After recording return to:

David L. Diamond and Gloria M. Ospital-Diamond

11707 Clovis Ct.

Klamath Falls, OR 97603

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

David L. Diamond and Gloria M. Ospital-Diamond

11707 Clovis Ct.

Klamath Falls, OR 97603

File No. 178900AM

STATUTORY WARRANTY DEED

Louise Mary Willard Rasmussen,

Grantor(s), hereby convey and warrant to

David L. Diamond and Gloria M. Ospital-Diamond,

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:

All that portion of Tract 29 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Tract 29; thence North along the West line of said Tract, a distance of 77 feet; thence East a distance of 174.5 feet; thence South along the West line of that certain Tract of land deeded by Elmer C. Tripp et ux., to Lloyd J. Goble et ux., by deed recorded August 23, 1950, a distance of 77 feet to the South line of said Tract 29; thence West along said South line a distance of 174.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$130,000.00.

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:

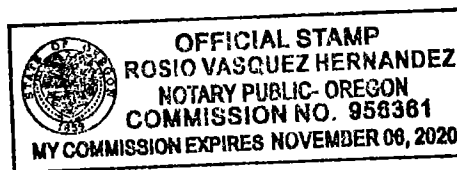
2017-2018 Real Property Taxes, a lien not yet due and payable.

47 AMT

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 28 day of July, 2017.

Louise Mary Willard Rasmussen
Louise Mary Willard Rasmussen



State of Oregon } ss
County of Klamath }

On this 28 day of July, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Louise Mary Willard Rasmussen, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 06, 2020