



THIS SPACE RESERVED FOR I

2017-009485
Klamath County, Oregon
08/22/2017 01:45:00 PM
Fee: \$52.00

After recording return to:

Chihoon Joo

29862 Drews Rd

Sprague River, OR 97639

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

Chihoon Joo

29862 Drews Rd

Sprague River, OR 97639

File No. 184183AM

STATUTORY WARRANTY DEED

Robert Blake,

Grantor(s), hereby convey and warrant to

Chihoon Joo,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$101,000.00**.

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 18th day of August, 2017.

Robert Blake
Robert Blake

State of Oregon
County of Wasco

On this 18 day of August, 2017, before me, Lisa Legget Weatherby
a Notary Public in and for said state, personally appeared Robert Blake, 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.

Lisa Legget Weatherby
Notary Public for the State of
Residing at: Wasco, Oregon
Commission Expires: 10/19/19

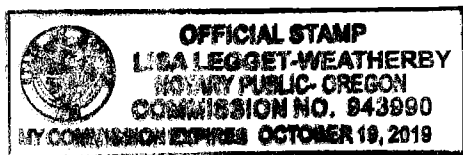


EXHIBIT 'A'

File No. 184183AM

Lot 22 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon,

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 22; thence South 1°04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 22 and the Northerly river bank; thence, from said intersection North 1°04' West to the Southwest corner of said Lot 22; thence South 76°02'30" East along the Southerly lot line of said lot to the point of beginning.

Lot 24 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And a portion of Lot 27 of Nimrod River Park as shown on Plat of Record, Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24; thence South 01°04' East to a point of the South line of Lot 27 of said Nimrod River Park; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (The bearing of said prolongation is South 01°04' East); Thence North 01°04' West, along said prolongation to the Southwest Corner of Said Lot 24; thence North 88°56' East 14.14 feet; thence North 76°02'30" West 88.90 feet, the point of beginning.

Also Lot 23 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of Nimrod River Park, More Particularly described as follows:

Beginning at the most Southeasterly corner of Lot 23, Nimrod River Park; thence South 1°04' East across Lot 27 to the North Bank of the Sprague River; thence Westerly along the North Bank of the Sprague River to a point, which point is the intersection of the North Bank of said River and the Southerly prolongation of the Westerly side line of lot 23; thence from said point North 1°04' West along said prolongation to the most Southwesterly corner of said Lot 23; thence South 76°02'30" East 103.54 feet to the point of beginning.