



THIS SPACE RESERVED FOR R

2017-009636

Klamath County, Oregon

08/25/2017 02:07:00 PM

Fee: \$52.00

After recording return to:

Keady F Mueller and Bryan K Mueller

327 N 9th Street

Klamath Falls, OR 97601

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

Keady F Mueller and Bryan K Mueller

327 N 9th Street

Klamath Falls, OR 97601

File No. 171798AM

STATUTORY WARRANTY DEED

Don A. Dumbeck and Vickie L. Dumbeck, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Keady F Mueller and Bryan K Mueller, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$85,000.00**.

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 24 day of August, 2017

Don A. Dumbeck
Don A. Dumbeck

Vickie L. Dumbeck
Vickie L. Dumbeck

State of Oregon } ss
County of Klamath }

On this 24 day of August, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Don A. Dumbeck and Vickie L. Dumbeck, 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 Falls, OR,
Commission Expires: April 20, 2018

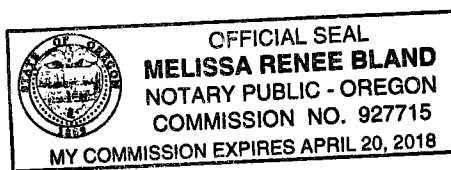


EXHIBIT "A"

PARCEL 1

A tract of land in Lots 5, 6, and 7 in Block 44 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 201 1/2 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12 in the City of Klamath Falls (being the corner of said Block formed by the intersection of 9th and High Streets) said point of beginning being on the Street line of 9th Street; thence North 38 degrees 45' East 155 feet 9 inches; thence North 51 degrees 15' West parallel to 9th Street 41 1/2 feet; thence South 38 degrees 35' West 155 feet 9 inches to street line of 9th Street; thence South 51 degrees 15' East 41 1/2 feet to the point of beginning.

PARCEL 2

That portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon particularly described as:

Beginning at a point 243 feet North, 51 degrees 15' West of a point 60 feet North, 38 degrees 45' East of the Northeast corner of Block 12, in the City of Klamath Falls (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, formerly Linkville, said point of beginning being on the Northeasterly line of Ninth Street; thence continuing North 51 degrees 15' West, a distance of 3.0 feet; thence North 38 degrees 45' East, at right angles to Ninth Street, a distance of 81.10 feet; thence South 51 degrees 15' East a distance of 3.0 feet; thence South 38 degrees 45' West a distance of 81.10 feet to the point of beginning; said Parcel being the Southeasterly 3.0 feet of the Southwesterly 81.10 feet of that parcel described in Deed Volume M78, page 8088, Microfilm Records of Klamath County, Oregon.