



THIS SPACE RESERVED FOR

2017-011003
Klamath County, Oregon
09/28/2017 10:51:00 AM
Fee: \$47.00

After recording return to:

Michael Radwick and Judith A Radwick
2425 Anderson Park Dr
Henderson, NV 89044

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

Michael Radwick and Judith A Radwick
2425 Anderson Park Dr
Henderson, NV 89044
File No. 191783AM

STATUTORY WARRANTY DEED

Bruno Fonss Christensen and Daisy Ella Christensen, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael Radwick and Judith A Radwick, 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 parcel of land situate in the SE1/4, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Southerly right-of-way line of the U.S.R.S. canal from which the SE corner of said Section 29 bears South 00°10'59" West, 381.97 feet and South 89°42'33" East, 1340.01 feet; thence North 00°10'59" East 1343.04 feet, thence South 89°49'34" East, 528.00 feet; thence South 00°10'59" West, 396.00 feet; thence South, 69.59 feet to a point on the Northerly right-of-way line of the U.S.R.S. canal; thence Southerly along said right-of-way line, the meander line of which being described as follows: South 69°38'05" West, 41.41 feet; South 14°51'55" East, 151.89 feet; South 40°41'55" East, 285.50 feet; South 18°59'20" East, 256.43 feet; thence South 44°07'00" West, 115.47 feet; thence North 87°27'45" West, 191.99 feet; thence South 00°10'59" West, leaving said Northerly right-of-way line a distance of 40.03 feet to a point on the Southerly right-of-way line of said U.S.R.S. canal; thence Westerly along said right-of-way line, the meander line of which being described as follows: North 87°27'45" West, 91.11 feet; South 62°08'25" West, 185.39 feet; thence South leaving said right-of-way line a distance of 382.03 feet; thence North 89°42'33" West, 60.00 feet; thence North 350.01 feet to a point on the Southerly right-of-way line in said U.S.R.S. canal; thence Westerly along said right-of-way line, the meander line of which being described as follows: South 62°08'25" West, 95.44 feet; North 82°13'00" West, 130.34 feet 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.

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 27th day of September, 2017

Bruno Fonss Christensen
Bruno Fonss Christensen

Daisy Ella Christensen
Daisy Ella Christensen

State of Oregon } ss
County of Klamath }

On this 27th day of September, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Bruno Fonss Christensen and Daisy Ella Christensen**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

