



THIS SPACE RESERVED FOR R

2017-011134
Klamath County, Oregon
10/02/2017 12:03:00 PM
Fee: \$47.00

After recording return to:

Adam Wenker and Joanna Wenker
310 Commodore Dr
Richmond, CA 94804

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

Adam Wenker and Joanna Wenker
310 Commodore Dr
Richmond, CA 94804
File No. 192003AM

STATUTORY WARRANTY DEED

Michael Lowe,

Grantor(s), hereby convey and warrant to

Adam Wenker and Joanna Wenker, 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 tract of land situated in Government Lot 25 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line surveying plastic cap, on the Westerly right of way line of the Modoc Point Road, from which the South 1/4 corner of said Section 18 bears South 30° 16' 00" East 970.82 feet; thence North 89° 34' 21" West 219.92 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap; thence continuing North 89° 34' 21" West 2 feet, more or less, to the mean high water line of Agency Lake; thence, along said high water line, South 06° 12' 30" West 135.28 feet to a point 40.00 feet North of the South line of said Government Lot 25; thence South 89° 34' 21" East, parallel to said lot line, 2 feet, more or less, to a 5/8" iron pin with Tru-Line surveying plastic cap; thence continuing South 89° 34' 21" East 247.90 feet to a 5/8" iron pin with a Tru-Line surveying plastic cap on the Westerly right of way line of the Modoc Point Road; thence, along the arc of a curve to the right (Radius point bears North 82° 59' 59" East 2894.79 feet and central angle equals 02° 40' 46") 135.37 feet to the point of beginning, with bearing based on record of survey map 3219.

The true and actual consideration for this conveyance is **\$58,000.00**.

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 28 day of September, 17.

Michael Lowe
Michael Lowe

State of WA } ss
County of Skegitt }

On this 28th day of Sept, 2017, before me, Barbara Volkov a Notary Public in and for said state, personally appeared Michael Lowe, 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.

Barbara Volkov
Notary Public for the State of WA
Residing at: Bellingham WA
Commission Expires: 12/30/2020

