



2017-011165
Klamath County, Oregon
10/02/2017 02:49:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth D. Coombe and Deborah Coombe

P.O. Box 1071

Klamath Falls, OR 97603

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

Kenneth D. Coombe and Deborah Coombe

P.O. Box 1071

Klamath Falls, OR 97603

File No. 185420AM

STATUTORY WARRANTY DEED

Alan Chase and Suzan K. Chase, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Kenneth D. Coombe and Deborah Coombe, 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:

Parcel 3 of Land Partition 110-06, being a replat of Parcel 3 of Land Partition 11-96, situated in the W1/2 of Section 35, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and recorded January 9, 2007 as 2007-000380.

TOGETHER WITH an easement for ingress and egress over and across the South 30 feet of Parcel 2 of Land Partition 110-06, as delineated on the face of said Land Partition.

The true and actual consideration for this conveyance is \$224,900.00.

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 SEPT., 2017.

Alan Chase
Alan Chase

Suzan K. Chase
Suzan K. Chase

State of Wisconsin } ss
County of Green

On this 28th day of September, 2017, before me, Michelle Whitehead a Notary Public in and for said state, personally appeared Alan Chase and Suzan K. Chase, 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.

Michelle Whitehead
Notary Public for the State of Wisconsin
Residing at: Brodhead WI
Commission Expires: 12-04-2020

