



THIS SPACE RESERVED FOR

2017-011654
Klamath County, Oregon
10/13/2017 12:00:00 PM
Fee: \$52.00

After recording return to:

Adele L. Cossette and Jason C. Cossette

15850 Hillcrest Road

Klamath Falls, OR 97603

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

Adele L. Cossette and Jason C. Cossette

15850 Hillcrest Road

Klamath Falls, OR 97603

File No. 188060AM

STATUTORY WARRANTY DEED

Donna G. Draskovich,

Grantor(s), hereby convey and warrant to

Adele L. Cossette and Jason C. Cossette, 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:

Please see attached Exhibit "A"

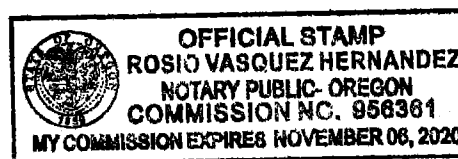
The true and actual consideration for this conveyance is **\$250,000.00**.

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:

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 12 day of October, 2017.

Donna G Draskovich
Donna G Draskovich



State of Oregon } ss
County of Klamath }

On this 12 day of October, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Donna G. Draskovich, 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Nov 06, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

All that portion situated in the NW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 5, Block 5, Tract No. 1083, Cedar Trails, a subdivision recorded in the official records, Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence, along the line common to Lots 5 and 6, South 00°02'50" East 210.74 feet to a 1/2 inch diameter iron pin; thence North 89°43'35" East 285.00 feet to a 1/2 inch diameter iron pin, 60.00 feet Westerly of (as measured at right angles) the West line of Lot 4; thence parallel with the West line of Lot 4 North 00°02'50" West 210.80 feet to a 1/2 inch diameter iron pin on the North line of Lot 5, from which the Northeast corner thereof bears North 89°42'52" East 60.00 feet; thence South 89°42'52" West along the North line of Lot 5, 285.00 feet to the true point of beginning.

Parcel 2:

All that portion of real property situated in the NW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Block 5, Tract No. 1083, Cedar Trails, a subdivision recorded in the official records, Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence along the line common to Lots 5 and 6, South 00°02'50" East 210.74 feet to a 1/2 inch diameter iron pin, and the true point of beginning for the herein described property; thence continuing along the line common to Lots 5 and 6, South 00°02'50" East 210.74 feet to a 1/2 inch diameter iron pin; thence North 89°44'20" East 285.00 feet to 1/2 inch diameter iron pin, 60.00 feet Westerly (of measured at right angles) the West line of Lot 4; thence parallel with the West line of Lot 4, North 00°02'50" West 210.80 feet to a 1/2 inch diameter iron pin 60.00 feet Westerly of (measured at right angles) the West line of Lot 4; thence South 89°43'35" West 285.00 feet to the true point of beginning.

Parcel 3:

All that portion of real property situated in the NW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of Lot 5, Block 5, Tract No. 1083, Cedar Trails, a subdivision recorded in the official records, Klamath County, Oregon, said corner being marked by a 1/2 inch diameter iron pin; thence along the line common to Lots 5 and 6, South 00°02'50" East 421.48 feet to a 1/2 inch diameter iron pin, and the true point of beginning for the herein described property; thence continuing along the line common to Lots 5 and 6, South 00°02'50" East 210.73 to a 1/2 inch diameter iron pin on the North line of a 60.00 foot Roadway right of way known as Cedar Trails; thence along the North line of Cedar Trails, North 89°45'08" East 285.00 feet to a 1/2 inch diameter iron pin, from which the Southeast corner of Lot 5 bears North 89°45'08" East 60.00 feet; thence parallel with the West line of Lot 4, North 00°02'50" West 210.80 feet to a 1/2 inch diameter iron pin 60.00 feet Westerly of (measured at right angles) the West line of Lot 4; thence South 89°44'20" West 285.00 feet to the true point of beginning.