



THIS SPACE RESERVED FOR

2017-012328

Klamath County, Oregon

10/26/2017 10:14:46 AM

Fee: \$47.00

After recording return to:

Richard Tippetts

3320 Summers Lane

Klamath Falls, OR 97603

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

Richard Tippetts

3320 Summers Lane

Klamath Falls, OR 97603

File No. 181664AM

STATUTORY WARRANTY DEED

Compass Rose, LLC,

Grantor(s), hereby convey and warrant to

Richard Tippetts,

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 portion of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89° 40' West a distance of 30 feet and North 1° 12' West along said Westerly right of way line of Summers Lane a distance of 150.5 feet from an iron pin in the center of Summers Lane that marks the Southeast corner of NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing North 1° 12' West along the said Westerly right of way line of Summers Lane a distance of 67.4 feet to an iron pin; thence South 88° 54' West a distance of 232 feet to an iron pin which lies on the Easterly right of way line of the U.S.R.S. drain ditch; thence South 26° 17' West along said Easterly right of way line of the U.S.R.S. drain a distance of 75.9 feet to a point; thence North 88° 54' East a distance of 267.1 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$173,000.00.

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 25 day of October, 2017.

Compass Rose, LLC

By: [Signature]
Daniel Morehouse, Manager

State of Oregon } ss
County of Klamath }

On this 25 day of October, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Daniel Morehouse, Manager of Compass Rose, LLC, 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 County
Commission Expires April 20, 2018

