



THIS SPACE RESERVED FOR F

2017-012403
Klamath County, Oregon
10/27/2017 10:25:33 AM
Fee: \$52.00

After recording return to:

Phillip M. Aguon and Krissandra N. Aguon

1418 Devonridge Drive

Klamath Falls, OR 97601

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

Phillip M. Aguon and Krissandra N. Aguon

1418 Devonridge Drive

Klamath Falls, OR 97601

File No. 196650AM

STATUTORY WARRANTY DEED

Edward E. Kimball and Kimberly E. Kimball, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Phillip M. Aguon and Krissandra N. Aguon, 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:

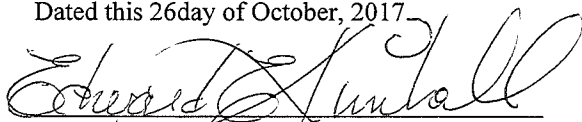
See attached "Exhibit A"

The true and actual consideration for this conveyance is \$299,500.00.

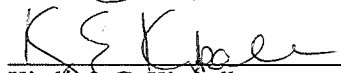
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 26 day of October, 2017



Edward E. Kimball



Kimberly E. Kimball

State of Oregon } ss
County of Klamath }

On this 25 day of October, 2017, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Edward E. Kimball and Kimberly E. Kimball, 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.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: March 16, 2018

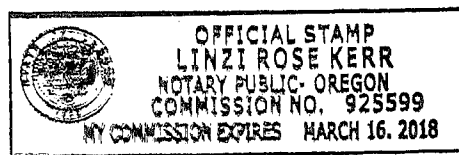


EXHIBIT "A"

A parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being portions of Lots 3 and 4, Tract 1265, DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, TRACT 1265, DEVONRIDGE; thence, North 76° 32' 59" West 120.09 feet; thence, South 00° 23' 17" East 147.54 feet; thence, North 63° 12' 07" East 151.58 feet to the Southwesterly corner of said Lot 4; thence, Northwesterly 57.24 feet along the arc of a 50.00 foot radius curve to the right, the long chord of which bears North 18° 51' 22" West 54.17 feet to the point of beginning; subject to a 20.00 foot wide access easement along the Northerly boundary of the above described parcel.

ALSO:

A portion of Lot 3 "Tract 1265 – DEVONRIDGE", a duly recorded subdivision, as described in Deed Volume M96, page 36707, Microfilm Records of Klamath County, Oregon, to be combined with that tract of land described in Book of Mortgages M97, page 6265, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 63° 12' 07" West 151.58 feet to the Southwest corner of that tract of land described in said Volume M97, page 6265, Microfilm Records of Klamath County, Oregon; thence North 75 ° 31' 23" East 193.72 feet to the beginning of a curve on the East line of said Lot 3; thence along said Easterly line on the arc of a curve to the left (Radius point bears South 62° 02' 24" West 20.00 feet and central angle equals 64° 37' 12") 22.56 feet to the point of reverse curve and on the arc of a curve to the right (Radius point bears North 05° 01' 06" West 50.00 feet and central angle equals 40° 55' 32") 35.71 feet to the point of beginning. (Property Line Adjustment 17-97)