



THIS SPACE RESERVED FOR

2017-012425
Klamath County, Oregon
10/27/2017 02:56:30 PM
Fee: \$52.00

After recording return to:

Barbara L. Hargrove and Steven R. Hargrove
985 N Alameda Avenue
Klamath Falls, OR 97601

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

Barbara L. Hargrove and Steven R. Hargrove
985 N Alameda Avenue
Klamath Falls, OR 97601

File No. 191657AM

STATUTORY WARRANTY DEED

Leslie E. Snively,

Grantor(s), hereby convey and warrant to

Barbara L. Hargrove and Steven R. Hargrove, wife and husband,

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 \$165,000.00.

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 26th day of October, 2017.

Leslie E. Snively by
Leslie E. Snively

By: Tamara R. Henderson, Attorney in Fact
Tamara R. Henderson, as Attorney in Fact

State of WA ss
County of Clark }

On this 26 day of October, 2017, before me, Loretta O'Hearn a Notary Public in and for said state, personally appeared Tamara R. Henderson, Attorney in Fact for Leslie E. Snively, 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.

Loretta O'Hearn
Notary Public for the State of
Residing at: Vancouver, WA
Commission Expires: 11/21/2020

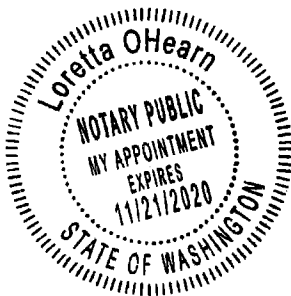


EXHIBIT "A"

Lots 11 and 12 of Block 17; Lot 10 of said Block 17, saving and excepting that portion of said Lot 10 conveyed to Harry W. Ries, etux, in Deed Volume 205 at page 183 (being the Easterly 8 feet of the Southerly 148 feet). Also conveying the 1/2 of vacated alley abutting each of said lots 11, 12, and 10 inuring to said Lots by operation of law; and also that portion of Lot 9, Block 17, and the vacated alley abutting said Lot 9 described in the Deed to Charlotte C. Carmichael, etvir, in Deed Volume 205 at page 181, as follows:

Beginning at the Northerly corner of Lot 9 in Block 17, of Hot Springs Addition to Klamath Falls, as shown on the original plat of same duly of record in the office of the County Clerk of said County as the point of beginning; thence Northerly along the Northeasterly line of said Lot 9 extended, a distance of 10 feet to a point; thence Westerly and parallel with the Northerly line of said Lot 9 (as platted) and 10 feet distant therefrom, to the intersection with the boundary line (extended) dividing said Lots 9 and 10 in said Block 17; thence Southerly along said boundary line a distance of 20 feet to a point; thence Northeasterly to the point of beginning, making a parcel or tract 10 feet wide across its Easterly end and 20 feet wide across its Westerly end and off the Northerly end of said Lot 9.

All being in Hot Springs Addition to the City of Klamath Falls, Oregon.

Less and excepting therefrom the following:

A parcel of land situated in Lots 9, 10, and 12, and also that portion of the vacated alley contained within the following description, in Block 17 of Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon; being more particularly described as follows:

Beginning at a 1/2 inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 6°17' East 97.00 feet, along the Easterly right-of-way line of Crescent Avenue, to a 1/2 inch iron rod; thence North 84°00'00" East 71.54 feet to a 1/2 inch iron rod; thence North 15°40'04" East 15.59 feet to a 1/2 inch iron rod; thence North 27°47'20" East 8.00 feet to a 1/2 inch iron rod on the line between Lots 9 and 10; thence North 22°56'03" East 77.40 feet to a 5/8 inch iron rod marking the Northwesterly corner of Lots 8 and 9; thence Northwesterly, along an extension of the line between Lots 8 and 9, 10 feet to a 1/2 inch iron rod on the centerline of the vacated alley; thence Northeasterly, along the centerline of said alley, said centerline being a 10 degree crve to the right, to its intersection with the Southerly right-of-way line of Portland Street; thence South 61°42' West, along the Southerly right-of-way line of Portland Street, to the place of beginning.