



THIS SPACE RESERVED FOR R

2017-012818
Klamath County, Oregon
11/07/2017 10:44:00 AM
Fee: \$47.00

After recording return to:

Roland J. Welspiel

2315 Lindley Way

Klamath Falls, OR 97601

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

Roland J. Welspiel

2315 Lindley Way

Klamath Falls, OR 97601

File No. 197715AM

STATUTORY WARRANTY DEED

Deborah K. Bergener,

Grantor(s), hereby convey and warrant to

Roland J. Welspiel,

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 tract of land situated in the S1/2 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows;

Beginning at a point which is South 429 feet and East 1245.8 feet from the iron pin which marks the Southwest corner of the NW1/4 of the NW1/4 of said Section 5; Thence East 125 feet; Thence South 100 feet Thence West 125 feet; Thence North 100 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$175,000.00**.

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 3rd day of NOV, 2017

Deborah K Bergener
Deborah K. Bergener

State of Oregon } ss
County of Klamath }

On this 3rd day of Nov., 2017, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Deborah K. Bergener, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

