



THIS SPACE RESERVED FOR R

2017-012961

Klamath County, Oregon

11/09/2017 03:19:00 PM

Fee: \$47.00

After recording return to:

Leanna I Rochelle

4677 Crosby Ave

Klamath Falls OR 97603

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

Leanna I Rochelle

Same as above

File No. 189477AM

STATUTORY WARRANTY DEED

James Yewchuk,

Grantor(s), hereby convey and warrant to

Leanna I Rochelle,

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 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, South 0°13' West a distance of 30 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence South 89°53' West along said Southerly right of way line of said Highway, a distance of 695.5 feet to a point; thence South 0°13' West a distance of 200 feet to a point; thence South 89°53' West a distance of 84 feet to the Northeast corner of the property herein to be described, being the true point of beginning; thence continuing South 89°53' West a distance of 66 feet to the Northwest corner of said tract; thence South 0°13' West a distance of 100 feet to the Southwest corner of said tract; thence North 89°53' East 66 feet to the Southeast corner thereof; thence North 0°13' East a distance of 100 feet to the point of beginning.

The true and actual consideration for this conveyance is \$72,300.00.

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.

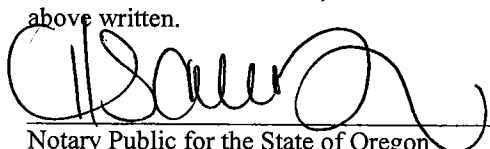
Dated this 9th day of Nov., 2017


James Yewchuck

State of Oregon } ss
County of Klamath }

On this 9th day of November, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared James Yewchuck, 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 Falls OR
Commission Expires: 1/9/2018

