



2017-013656

Klamath County, Oregon

11/29/2017 02:55:00 PM

Fee: \$52.00

**After recording, return to:**

Richard V. Rajnus and Denise M. Rajnus  
c/o Denise Paulsen  
438 NW 19th Street, Unit 13,  
Redmond Oregon 97756

**Until a change is requested, send all  
tax statements to:**

Richard V. Rajnus and Denise M. Rajnus  
c/o Denise Paulsen  
438 NW 19th Street, Unit 13,  
Redmond Oregon 97756

**STATUTORY WARRANTY DEED**

*The true consideration for this conveyance is a lot line adjustment*

Richard V. Rajnus and Denise M. Paulsen W.A.T.A. Richard V. Rajnus and Denise [sic] M. Rajnus, as tenants by the entirety, as Grantor, conveys and warrants to Richard V. Rajnus and Denise M. Paulsen, jointly as tenants by the entirety, as Grantee, the real property legally described on the attached Exhibit A, free of encumbrances except those encumbrances of record.

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.

*[Signature Page Follows]*

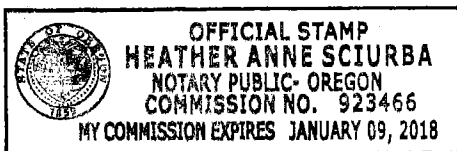
Dated November 17, 2017.

GRANTOR:

Richard V. Rajnus  
Richard V. Rajnus  
Denise M. Paulsen  
Denise M. Paulsen

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

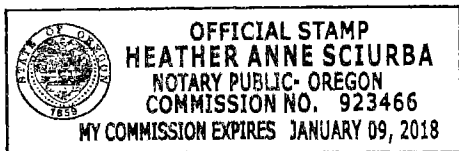
The foregoing instrument was acknowledged before me on Nov. 17 2017, by  
Richard V. Rajnus.



Heather Anne Sciurba  
Notary Public for Oregon  
My Commission Expires: Jan 9 2018

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

The foregoing instrument was acknowledged before me on Nov. 17 2017, by  
Denise M. Paulsen.



Heather Anne Sciurba  
Notary Public for Oregon  
My Commission Expires: Jan 9 2018

## **EXHIBIT A**

### **Legal Description**

Those portions of Government Lots 3 and 6, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Merrill-Malin Highway.

Excepting therefrom that portion conveyed to Pacific Power & Light Company by instrument recorded in deed volume 67, page 224, deed records of Klamath County, Oregon.

Also excepting the following described parcel: beginning at the Northeast corner of above described parcel; thence South 425 feet; thence West 600 feet; thence North 425 feet; thence East 600 feet to the point of beginning.

And also excepting that portion conveyed to the United States of America by warranty deed recorded November 14, 1991 in volume M91, page 23879, deed records of Klamath County, Oregon.

Also excepting certain real property located in the County of Klamath, State of Oregon, described as follows:

Portion of Parcel ID R110365

That portion of land situate within the Northeast 1/4 of Section 16, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Drazil Road, a County Road, said point also being the Northwest corner of that certain parcel of land described in that Warranty Deed to The California Oregon Power Company, recorded on July 6, 1925, in Book 67, page 224, Record of Deeds in Klamath County, Oregon, from which the 1/4 corner common to Section 9 and 16 of said Township bears North 01°25' West, 2519 feet distant; Thence along said easterly right-of-way line, North 00°47' West, 59.33 feet; thence departing said Easterly right-of-way line, North 89°13' East, 148.67 feet; thence South 00°47' East, 159.33 feet, more or less, to a point on the Northerly right-of-way line of State Route 50 (Klamath Falls - Malin Highway); thence along said Northerly right-of-way line, South 89°13' West, 48.67 feet, to the Southeast corner of said Warranty Deed parcel; thence departing said Northerly right-of-way line, along the Easterly line of said Warranty Deed parcel, North 00°47' West, 100 feet; Thence along the Northerly line of said Warranty Deed parcel, South 89°13' West, 100 feet, more or less, to the point of beginning.