



THIS SPACE RESERVED FOR R

2017-013748

Klamath County, Oregon

12/01/2017 09:44:01 AM

Fee: \$47.00

After recording return to:

Brian R. Houck

4801 S 6th Street

Klamath Falls, OR 97603

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

Brian R. Houck

4801 S 6th Street

Klamath Falls, OR 97603

File No. 204404AM

STATUTORY WARRANTY DEED

Linda S. Dill,

Grantor(s), hereby convey and warrant to

Brian R. Houck,

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 parcel of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point in the center line of the Klamath Falls-Lakeview Highway on the South boundary line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, 1063 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence North 155 feet; thence East 82 feet; thence South 155 feet; thence West 82 feet to the point of beginning. SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission in Deed Volume 355, page 365, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$180,000.00.

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 28th day of November, 2017

Linda S. Dill
Linda S. Dill

State of Oregon } ss
County of Klamath }

On this 28th day of November, 2017, before me,
Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Linda
S. Dill, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

