



THIS SPACE RESERVED FOR F

2017-013886

Klamath County, Oregon

12/05/2017 03:02:00 PM

Fee: \$67.00

After recording return to:

Michelle L. Carnes

3705 Hope Street

Klamath Falls, OR 97603

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

Michelle L. Carnes

3705 Hope Street

Klamath Falls, OR 97603

File No. 208195AM

### STATUTORY WARRANTY DEED

**Leona Row,**

Grantor(s), hereby convey and warrant to

**Michelle L. Carnes,**

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:

#### Parcel 1

A parcel of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision; thence South 89°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11, said line being the North line of "PERRY'S ADDITION TO LLOYDS TRACTS" Subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to a point; and the true point of beginning of the tract to be hereinafter described; thence North 89°50' East 142.53 feet, more or less, to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence North 0°23'33" East along the East line of the S1/2 SE1/4 NW1/4 of said Section 11. 46.38 feet to a point; thence South 89°50' West 142.61 feet, more or less to a point on the East line of Hope Street; thence South 0°17' West along the East line of Hope Street 46 feet to the true point of beginning.

#### Parcel 2

A parcel of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SE1/4 NW1/4 of said Section 11, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" subdivision; thence South 82°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11. Said line being the North line of "Perry's Addition to Lloyds Tracts" subdivision a distance of 141.90 feet to an iron pin on the Easterly right-of-way line of Hope Street; thence North 0°17' East along the Easterly line of Hope Street a distance of 330.43 feet to an iron pin; thence North 89°50' East parallel with the North line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 142.53 feet to the East line of the S1/2 SE1/4 NW1/4 of said Section 11; thence South 0°23'33" West along the East line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 330.05 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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 4<sup>th</sup> day of December, 2017

Leona Row  
Leona Row

State of Oregon } ss  
County of Klamath }

On this 4<sup>th</sup> day of December, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Leona Row, 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

