



THIS SPACE RESERVED FOR

2017-013887  
Klamath County, Oregon  
12/05/2017 03:14:00 PM  
Fee: \$47.00

After recording return to:

Ralph R. Opp and Charlotte C. Opp  
202 Prescott Street  
Klamath Falls, OR 97601

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

Ralph R. Opp and Charlotte C. Opp  
202 Prescott Street  
Klamath Falls, OR 97601

File No. 200055AM

### STATUTORY WARRANTY DEED

**William B. Robertson and Sara M. Robertson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Ralph R. Opp and Charlotte C. Opp, as Tenants by the Entirety,**

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

Lot 4 in Block 58 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS a portion thereof particularly described as follows:

Beginning on the West line of said Lot 4, at a point 25 feet North of the Southwest corner of said Lot 4; thence South along said West line 25 feet to said Southwest corner; thence East along the South line of said Lot 4, a distance of 50 feet to the Southeast corner of said Lot 4; thence North along the East line of said Lot 4 a distance of 15 feet; thence Northwesterly in a straight line 50.2 feet to the point of beginning.

#### PARCEL 2

That portion of Lot 5, Block 58, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying Easterly of that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded July 1, 1958 in Volume 300, page 418, Deed Records of Klamath County, Oregon.

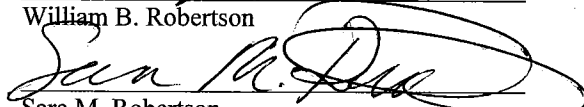
The true and actual consideration for this conveyance is \$125,000.00.

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 30 day of November, 2017


  
William B. Robertson

  
Sara M. Robertson

State of Oregon, ss  
County of Klamath

On this 30 day of November, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared William B. Robertson and Sara M. Robertson, 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 County  
Commission Expires: 12/3/2018

