

**2017-014076****Klamath County, Oregon**

12/12/2017 10:10:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mercedita Flanagan1023 Main StKlamath Falls, OR 97601

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

Mercedita Flanagan1023 Main StKlamath Falls, OR 97601File No. 207623AM

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**STATUTORY WARRANTY DEED****Rodney E. Pfeiffer,**

Grantor(s), hereby convey and warrant to

**Mercedita Flanagan,**

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 NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the iron pin monument marking the center one-quarter corner of said Section 5; thence South  
89° 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence  
North 28° 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway  
which is the True Point of Beginning of this description; thence South 89° 30' East along the North line of  
parcel described in Deed Volume 348, page 463, Deed Records of Klamath County, Oregon, a distance of  
350.0 feet, more or less, to the Westerly right of way line of Old Highway No. 97; thence North 27° 21' West  
along said right of way line a distance of 322.06 feet; thence South 59° 12' 21" West a distance of 304.13 feet  
to the Easterly boundary of a 50 foot roadway; thence along said boundary, South 36° 05'30" East a  
distance of 80.0 feet; thence along the arc of a 75 foot radius curve to the right a distance of 65.9 feet to the  
true point of beginning.**

**ALSO being known as Parcel 2, FINAL MAP, MINOR LAND PARTITION NO. 33-88, located in the SE1/4  
of the NW1/4 and SW1/4 of the NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon.**

**TOGETHER WITH an easement for vehicular and public utility access as created by instrument recorded  
April 25, 1984 in Volume M84, page 6789, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$45,000.00.

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 8th day of Dec, 2017.

Rodney E. Pfeiffer  
Rodney E. Pfeiffer

State of OR } ss  
County of Klamath }

On this 8th day of Dec, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rodney E. Pfeiffer, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

