



2017-014229
Klamath County, Oregon
12/14/2017 03:36:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR

After recording return to:

Cole Van Essen and Ashley Van Essen

11524 Ruger Rd

Klamath Falls, OR 97601

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

Cole Van Essen and Ashley Van Essen

11524 Ruger Rd

Klamath Falls, OR 97601

File No. 205252AM

STATUTORY WARRANTY DEED

Laloni K. Christenson and Dennis J. Christenson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Cole Van Essen and Ashley Van Essen, 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:

Parcels 1 of Land Partition 72-07 being a replat of Parcel 2 of Land Partition 10-04 situated in the SW1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and duly recorded on October 13, 2008 in Volume 2008-014028, Microfilm Records of Klamath County, Oregon.

Excepting therefrom an area of land in the Southwest 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at an iron rod marking the Northwest corner of Parcel 2 of Land Partition 72-07, in the Southwest 1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence North 88°02'52" West along the North line of the Southwest 1/4 of said section 100.00 feet to a point; thence South 00°58'09" West 100.00 feet to a point; thence South 32°25'01" East 181.70 feet to a point; thence North 00°58'09" East 250.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$65,000.00.

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:

Return to:

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 13th day of December, 2017.

Laloni K. Christenson
Laloni K. Christenson
Dennis J. Christenson
Dennis J. Christenson

State of Oregon } ss
County of Deshutes }

On this 13 day of December, 2017, before me,
Diane Eileen Sullivan a Notary Public in and for said state, personally appeared Laloni K. Christenson and Dennis J. Christenson, 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.

Diane Eileen Sullivan
Notary Public for the State of Oregon
Residing at: OR
Commission Expires: 8/6/18

