



2018-000404

Klamath County, Oregon

01/11/2018 10:22:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Matthew A. Dunaway

4661 Old Midland

Klamath Falls, OR 97603

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

Matthew A. Dunaway

4661 Old Midland

Klamath Falls, OR 97603

File No. 211073AM

STATUTORY WARRANTY DEED

Tracy Haigh,

Grantor(s), hereby convey and warrant to

Matthew A. Dunaway,

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:

All of Lots 10 and 11 of Imperial Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom the following:

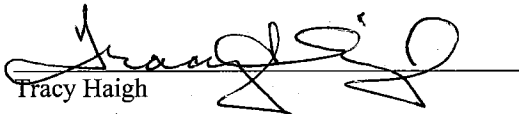
Beginning at the most Southerly corner of said Lot 11; thence Northwesterly along the Southwesterly line of said Lot, 200 feet to a point; thence in a Northeasterly direction to a point on the East line of said Lot 11, said point being 183.5 feet Northwesterly of the Northerly line of Old Midland Road, which 183.5 feet is measured from the most Easterly corner of said Lot 11; thence in a Southeasterly direction to a point on said North line of a road which is 136 feet Northeasterly from the point of beginning; thence Southwesterly along said North line of road, 136 feet to the point of beginning.

The true and actual consideration for this conveyance is \$79,500.00.

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:

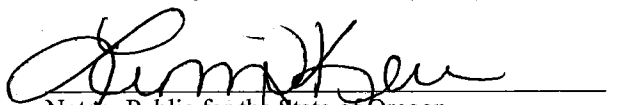
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 9th day of January, 2018.


Tracy Haigh

State of Oregon } ss
County of Klamath }

On this 9 day of January, 2018, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Tracy Haigh, 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: March 16, 2018

