



2018-000469

Klamath County, Oregon

01/12/2018 11:39:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Megan Romero

201 Jefferson Street

Klamath Falls, OR 97601

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

Megan Romero

201 Jefferson Street

Klamath Falls, OR 97601

File No. 206703AM

STATUTORY WARRANTY DEED

John R. McElheran and Diana D. McElheran, as Tenants by the Entirety, and Quinn A. McElheran, a single man, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Megan Romero,

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 portion of Lot 5, Block 16, EWAUNA HEIGHTS 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, more particularly described as follows:

The Southeasterly 60 feet of Lot 5, being the portion of said Lot 5 lying Southeasterly of a line drawn 50 feet Southeasterly of and parallel to the Northwesterly line of said Lot 5.

PARCEL 2

A portion of Lot 4, Block 16, EWAUNA HEIGHTS 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, more particularly described as follows:

Beginning at the most Southerly corner of Lot 4, Block 16, EWAUNA HEIGHTS ADDITION, Klamath Falls, Oregon, thence Northwesterly along the Westerly line of said Lot 4, 110 feet to the Southerly line of said alley in said Block 16, thence Northeasterly along the Southerly line of said alley, 15 feet, thence Southeasterly parallel to the Westerly line of said Lot 4, 37 feet, thence Northeasterly parallel to the Southerly side of said Lot 4, 3 feet, thence Southeasterly parallel to the Westerly line of said Lot 4, 73 feet to the Southerly line of said Lot 4, thence Southwesterly along the Southerly line of said Lot 4, 18 feet to the point of beginning.

The true and actual consideration for this conveyance is \$183,000.00.

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 4th day of January, 2018.

John R. McElheran
John R. McElheran

Diana D. McElheran
Diana D. McElheran

Quinn A. McElheran
Quinn A. McElheran

State of Oregon } ss
County of Wasco }

On this 4 day of January, 2018, before me, Francene Wilhelm a Notary Public in and for said state, personally appeared John R. McElheran, Diana D. McElheran and Quinn A. McElheran, 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.

Francene Wilhelm
Notary Public for the State of Oregon
Residing at: The Dalles
Commission Expires: 12/8/2021

