



THIS SPACE RESERVED FOR

2018-000642
Klamath County, Oregon
01/18/2018 01:57:01 PM
Fee: \$47.00

After recording return to:

Timothy S O'Roake

5193 S Etna Street

Klamath Falls, OR 97603

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

Timothy S O'Roake

5193 S Etna Street

Klamath Falls, OR 97603

File No. 208939AM

STATUTORY WARRANTY DEED

Anne I. Weaver,

Grantor(s), hereby convey and warrant to

Timothy S O'Roake,

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 parcel of land being situated in the SW 1/4 of the NW 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the duly platted and recorded "SUMMERS HEIGHTS," a subdivision in Klamath County, Oregon; thence South along the East boundary of said "SUMMERS HEIGHTS," a distance of 138.55 feet to an iron pin; thence leaving said boundary of "SUMMERS HEIGHTS," North 76°26', East 140.4 feet to an iron pin which is the true point of beginning of this description; thence South 14°15 1/2' East 88.5 feet to an iron pin; thence South 65°33 1/2' West 125.0 feet to an iron pipe; thence South 37°18' East 170.1 feet to an iron pipe which is also the most Easterly corner of that certain parcel of land described in Deed Volume 242, page 353, Records of Klamath County, Oregon; thence North 49°30' East 201.1 feet to an iron pipe on the Westerly right of way of the U.S.B.R. A-3-D Lateral; thence along said Westerly right of way of the U.S.B.R. A-3-D Lateral North 29°28 1/2' West 183.2 feet to an iron pin; thence leaving said right of way South 76°26' West 76.0 feet more or less to the true point of beginning of this description.

EXCEPT that portion conveyed to Klamath County for road purposes by Deed recorded August 3, 1971 in Volume M71, page 8162, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$225,400.00.

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 17 day of January, 2018.

Anne I. Weaver
Anne I. Weaver

State of Oregon } ss
County of Klamath }

On this 17 day of January, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Anne I. Weaver, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

