



2018-000686
Klamath County, Oregon
01/19/2018 10:44:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anesti Audeh
522 South Sixth St
Klamath Falls, OR 97601

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

Anesti Audeh
522 South Sixth St
Klamath Falls, OR 97601
File No. 183806AM

STATUTORY WARRANTY DEED

Sandra L. Nyback Smith,

Grantor(s), hereby convey and warrant to

Anesti Audeh,

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:

Beginning at a 1/2 inch iron pin on the South line of the relocated right-of-way of the Klamath Falls - Lakeview Highway (South Sixth Street) which bears South 80°45' West a distance of 290.3 feet and South 0°06'30" West a distance of 11.82 feet from the Northeast corner of the NW1/4 SE1/4 of Section 3. Township 39 South, Range 9, East, Willamette Meridian, Klamath County, Oregon, said iron pin also being the Northwest corner of parcel of land conveyed to the United States National Bank of Portland by deed recorded in Volume 293, page 435, Deed Records of Klamath County, Oregon; thence North 89°58'30" West along said relocated right-of-way line, a distance of 100.0 feet to an iron pin; thence South 0°06'30" West parallel with the West line of said United States National Bank parcel, a distance of 150.0 feet to an iron pin; thence South 89°58'30" East parallel to the South line of said relocated highway right-of-way, a distance of 100.0 feet to an iron pin on the West line of said United States National Bank parcel; thence North 0°06'30" East along said West line a distance of 150 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$115,000.00.

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 1-18-18 day of _____.

Sandra L Nyback-Smith
Sandra L Nyback-Smith

State of Oregon } ss

County of Clatsop

On this 18 day of January, 2018, before me, Lisa Legget Weatherby - a Notary Public in and for said state, personally appeared Sandra L. Nyback Smith, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/19/19

