



THIS SPACE RESERVED FOR

**2018-000889**  
**Klamath County, Oregon**  
01/23/2018 01:51:01 PM  
Fee: \$52.00

After recording return to:

Janica Del Nowak

5147 Round Lake Road

Klamath Falls, OR 97601

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

Janica Del Nowak

5147 Round Lake Road

Klamath Falls, OR 97601

File No. 191627AM

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### STATUTORY WARRANTY DEED

**John F. Nowak and Heidi M. Nowak,**

Grantor(s), hereby convey and warrant to

**Janica Del Nowak,**

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:

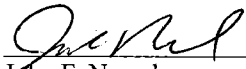
**The property described in Exhibit 'A' attached hereto and made a part hereof**

The true and actual consideration for this conveyance is \$109,000.00.

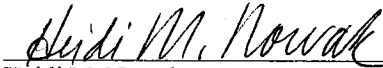
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 22<sup>nd</sup> day of January, 2018



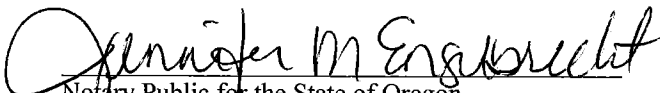
John F. Nowak



Heidi M. Nowak

State of Oregon } ss  
County of Klamath }

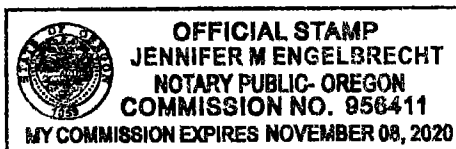
On this 22<sup>nd</sup> day of January, 2018, before me, Jennifer M. Engelbrecht, a Notary Public in and for said state, personally appeared John F. Nowak and Heidi M. Nowak, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me 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: 11-8-2020



## EXHIBIT "A"

A tract of land situated in the S1/2 SE1/4 SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the S1/2 SE1/4 SE1/4 of said Section 8, lying East of an existing graveled road described in Deed Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northeast corner of the S1/2 SE1/4 SE1/4 of said Section 8; thence South 01° 06' 22" West 75 feet, thence South 75° 51' 11" West, 747.04 feet more or less to the centerline of said existing graveled road; thence along the centerline of said existing road the following courses: Northerly along the arc of a curve to the left (radius = 500.00 feet, central angle = 25° 08' 35") 219.41 feet; thence along the arc of a curve to the left (radius = 500 feet, central angle = 01° 42' 00") 14.84 feet, thence North 31° 16' 01" West 57.18 feet more or less to the North line of the S1/2 SE1/4 SE1/4; thence South 87° 31' 08" East 833.01 feet along said North line to the point of beginning.

TOGETHER WITH permanent non-exclusive easements 60 feet in width over and across the S1/2 NE1/4 and NW1/4 SE1/4 of Section 17; the S1/2 NW1/4 NW1/4 of Section 16 and S1/2 NE1/4 NE1/4 of Section 17; the N1/2 NW1/4 NW1/4 of Section 16; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in instrument recorded February 7, 1975 in Volume M75, page 1604, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for that existing cinder road in its present location as contained in easements recorded June 18, 1974 in Volume M74, page 7514, and recorded March 7, 1979 in Volume M79, page 5220 and 5222, Microfilm Records of Klamath County, Oregon.