



2018-001316
Klamath County, Oregon
02/01/2018 10:00:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robyn V Pfeifer
1845 Esplanade Avenue
Klamath Falls, OR 97601

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

Robyn V Pfeifer
1845 Esplanade Avenue
Klamath Falls, OR 97601
File No. 209915AM

STATUTORY WARRANTY DEED

Ronda Norris,

Grantor(s), hereby convey and warrant to

Robyn V Pfeifer, a single woman,

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 those portions of Lots 3, 4 and 5, Block 26, HOT SPRINGS 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 corner of Esplanade Street and Eldorado Avenue, same being the corner of Lot 4 aforesaid; thence Northwesterly along the Easterly line of Lots 3 and 4 aforesaid, a distance of 24 feet, more or less, to a point 38 feet Southerly from the Northeasterly corner of Lot 3 aforesaid; thence Westerly at right angles to Eldorado Avenue 75 feet; thence Southerly parallel with Eldorado Avenue, a distance of approximately 75.5 feet to the Northwesterly line of Esplanade Street; thence Northeasterly along said Northwesterly line of Esplanade Street to the point of beginning.

The true and actual consideration for this conveyance is \$139,000.00.

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 31 day of January, 2018

Ronda Norris by Kathleen Treetop her attorney in fact
Ronda Norris, by Kathleen Treetop, her attorney in fact

State of Oregon} ss.
County of Klamath}

On this 31st day of January, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Kathleen Treetop known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Ronda Norris, and acknowledged to me that he/she/they subscribed the name of Ronda Norris as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

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

