



THIS SPACE RESERVED FOR

2018-001652
Klamath County, Oregon
02/12/2018 11:49:01 AM
Fee: \$47.00

After recording return to:

Mark Haack

2108 Washburn Way

Klamath Falls, OR 97603

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

Mark Haack

2108 Washburn Way

Klamath Falls, OR 97603

File No. 200060AM

STATUTORY WARRANTY DEED

James Clinton Rogers and Jo Ann Rogers, Trustees of the James and Jo Ann Living Trust,

Grantor(s), hereby convey and warrant to

Mark Haack,

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:

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT NO. 1080, WASHBURN PARK," a duly recorded subdivision in Klamath County Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South 00° 03' 30" West, along said Washburn Way right of way line, 94.58 feet; thence North 89° 56' 30" West 161.96 feet to a point on the West line of said Lot 3; thence North 00° 03' East 138.59 feet to a point on a curve, radius point of which bears South 06° 50' 01" East 356.28 feet; thence along the arc of a said curve to the right (central angle equals 08° 32' 26" and radius equals 356.28 feet) 53.1 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South 66° 51' 15" East 118.43 feet to the point of beginning.

EXCEPTING the Southerly 10 feet thereof as evidenced by Lot Line Adjustment 18-96 on file in the office of the Klamath County Planning Department.

The true and actual consideration for this conveyance is \$250,000.00.

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 8th day of February, 2018.

James and Jo Ann Living Trust

By: James Clinton Rogers, Trustee
James Clinton Rogers, Trustee

By: Jo Ann Rogers, Trustee
Jo Ann Rogers, Trustee

State of Montana } ss
County of Lewis & Clark

On this 8th day of February, 2018, before me, Gayle G. Astore a Notary Public in and for said state, personally appeared James Clinton Rogers and Jo Ann Rogers, Trustees of the James and Jo Ann Living Trust, 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.

Gayle G. Astore
Notary Public for the State of Montana
Residing at: Helena
Commission Expires: 02/15/2021

