



2018-001804

Klamath County, Oregon

02/15/2018 09:50:00 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jordan R. Singer and Jennifer M. Singer and Erik Smith
1710 Alisa Lane
Klamath Falls, OR 97601

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

Jordan R. Singer and Jennifer M. Singer and Erik Smith
1710 Alisa Lane
Klamath Falls, OR 97601
File No. 215982AM

STATUTORY WARRANTY DEED

Omer T. Schlyper and Deborah A. Schlyper, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jordan R. Singer and Jennifer M. Singer and Erik Smith, not as Tenants in Common but with Rights of Survivorship,

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 the NW1/4 NW1/4 of Section 27 and the SW1/4 SW1/4 of Section 22, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the SW1/4 SW1/4 of said Section 22, said point being North 89° 36' 09" West 494.59 feet from the West 1/16 corner common to said Sections 22 and 27; thence North 89° 36' 09" West along the said South line, 180.00 feet; thence North 05° 29' 19" East 228.47 feet; thence North 73° 00' 00" East 150.00 feet; thence South 17° 00' 00" East 100.00 feet; thence along the arc of a curve to the right (radius is 170.00 feet and the central angle is 28° 47' 47") 85.44 feet; thence along the arc of a curve to the left (radius is 230 feet and central angle is 44° 09' 56") 177.29 feet; thence North 32° 22' 09" West 92.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$390,000.00.

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 14 day of February, 2018

Omer T. Schlyper
Omer T. Schlyper

Deborah A. Schlyper
Deborah A. Schlyper

State of Oregon } ss
County of Klamath }

On this 14 day of February, 2018, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Omer T. Schlyper and Deborah A. Schlyper, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires April 20, 2018

