



THIS SPACE RESERVED FOR

2018-002919
Klamath County, Oregon
03/16/2018 02:47:01 PM
Fee: \$47.00

After recording return to:
Megan N. Green and Zachary A. Anderson-Green
5830 Climax Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Megan N. Green and Zachary A. Anderson-Green
5830 Climax Avenue
Klamath Falls, OR 97603
File No. 220011AM

STATUTORY WARRANTY DEED

Ralph E. Graham and Phyllis J. Graham, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Megan N. Green and Zachary A. Anderson-Green, as Tenants by the Entirety,

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 following described real property in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

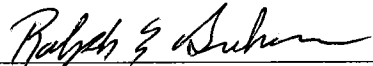
Beginning at an iron pin on the South right-of-way line of Climax Avenue which lies North 0°28' West along the East right-of-way line of Madison Street a distance of 1197.5 feet and North 89°24' East along the South right-of-way line of Climax Street a distance of 125 feet from the Saylor iron pin, which in turn lies North 89°24' East a distance of 30 feet and North 0°28' West a distance of 30 feet from the iron pin in the highway which marks the quarter section corner common to Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 89°24' East along the South right-of-way line of Climax Avenue a distance of 95 feet to an iron pin; thence South 0°28' East parallel to the center line of Madison Avenue a distance of 75.5 feet to an iron pin; thence South 89°24' West parallel to the center line of Climax Avenue a distance of 95 feet to an iron pin; thence North 0°28' West a parallel to the center line of Madison Street a distance of 75.5 feet, more or less, to the point of beginning, said tract being in the SW1/4 of NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$175,000.00.

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 13 day of March, 2018.



Ralph E. Graham



Phyllis J. Graham

State of Oregon } ss
County of Klamath }

On this 13 day of March, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Ralph E. Graham and Phyllis J. Graham, 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: April 20, 2018

