



THIS SPACE RESERVED FOR

2018-003621

Klamath County, Oregon

03/26/2018 12:15:01 PM

Fee: \$47.00

After recording return to:

Ida M. Jones

2816 Summers Lane

Klamath Falls, OR 97603

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

Ida M. Jones

2816 Summers Lane

Klamath Falls, OR 97603

File No. 81326AM

### STATUTORY WARRANTY DEED

**Sylvia H. Verrinder,**

Grantor(s), hereby convey and warrant to

**Ida M. Jones, an unmarried 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:

**Tracts 21 and 22 of TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM that portion described as follows:**

**Beginning at the Northwest corner of TOWNSEND TRACT NO. 22; thence running in an Easterly direction along the Northerly boundary of said Tract 22, 75 feet; thence in a Southerly direction and parallel to the Westerly boundary of said Tract 22, 165 feet; thence in a Westerly direction along the Southerly boundary of said Tract 22, 75 feet; thence in a Northerly direction along the Westerly boundary of said Tract 22, 165 feet more or less to the place of beginning.**

**FURTHER SAVING AND EXCEPTING THEREFROM:**

**A portion of Tracts 21 and 22 of "Townsend Tracts", situated in the SE1/4 SE1/4 of Section 3 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the West right of way line of Summers Lane and the East line of said Tract 21, from which the Southeast corner of said Section 3 bears S89°19'46" East 30.00 feet and S00°06'28" East 858.94 feet; Thence N89°19'46" West, parallel to the North line of that tract of land described in Deed Volume M94 at Page 22104 of the Klamath County Deed Records, 157.47 feet to the East line of that tract of land described in Deed Volume 256 at Page 337 of the Klamath County Deed Records; Thence S00°59'30" West, along the said East line, 35.00 feet, more or less, to the said North line of that tract of land described in Deed Volume M94 at Page 22104; Thence S89°19'46" East, along the said North line 158.14 feet to the said West right of way line of Summers Lane; Thence North 00°06'28" West 35.00 feet more or less, to the point of beginning, containing 0.13 acres, more or less, with bearings based on Record of Survey 7000 on file at the office of the Klamath County Surveyor.**

The true and actual consideration for this conveyance is \$88,295.00.

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 26 day of March, 2018

Sylvia H. Verrinder  
Sylvia H. Verrinder

State of Oregon } ss  
County of Klamath

On this 26 day of March, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Sylvia H. Verrinder, 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.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at Klamath County  
Commission Expires: 12/31/2018

