



THIS SPACE RESERVED FOR

2018-003633

Klamath County, Oregon

03/26/2018 01:39:01 PM

Fee: \$47.00

After recording return to:

John Hull

1140 Monclaire Street

Klamath Falls, OR 97601

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

John Hull

1140 Monclaire Street

Klamath Falls, OR 97601

File No. 218577AM

STATUTORY WARRANTY DEED

Kevin L. Aleshire,

Grantor(s), hereby convey and warrant to

John Hull,

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:

PARCEL 1

That portion of Lots 7 and 8 in Block 11 in Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, as shown by the recorded plat of said Addition in the office of the County Clerk of said Klamath County described as follows:

Beginning at the Northeasterly corner of Block 11, Hot Springs Addition to Klamath Falls; thence Southwesterly along the Northerly line of Mon Claire Street 40 feet; thence Northwesterly parallel with Cross Street, 100 feet, more or less, to the rear line of Lot 8, Block 11, thence Northeasterly along the rear line of Lots 7 and 8, Block 11, parallel with Mon Claire Street 40 feet, to the Southwesterly line of Cross Street; thence Southeasterly along the line of Cross Street 100 feet, more or less to the point of beginning.

PARCEL 2

A strip of land four feet wide situated in Block 11 of 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, being more particularly described as follows:

Beginning at a point forty (40) feet Southwesterly along the Northwesterly line of Mon Claire Street from the most Easterly corner of Lot 7 in Block 11 of Hot Springs Addition to said City of Klamath Falls, Oregon; thence Northwesterly to a point on the Northwesterly line of Lot 8 in said Block 11, forty (40) feet from the Westerly line of Cross Street; thence Southwesterly along said Northwesterly line of said Lot 8 to intersection with a line four (4) feet Southwesterly and parallel with the line herein described; thence Southeasterly and parallel with the line first herein described to the Northwesterly line of Mon Claire Street; thence Northeasterly along Mon Claire Street to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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 19 day of March, 2018



Kevin L. Aleshire

State of Oregon } ss
County of Deschutes

On this 19th day of March, 2018, before me, Renee Kae Ross-Kramb Notary Public in and for said state, personally appeared Kevin L. Aleshire, 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: 12

Commission Expires: 1/22/21

