



THIS SPACE RESERVED FOR

2018-004081

Klamath County, Oregon

04/04/2018 01:40:01 PM

Fee: \$52.00

After recording return to:

Curtis Cox

P. O. Box 123

North Powder, OR 97867

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

Curtis Cox

1135 Lincoln St.

Klamath Falls, OR 97601

File No. 227110AM

STATUTORY WARRANTY DEED

Barbara E. Padgett,

Grantor(s), hereby convey and warrant to

Curtis Cox,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$50,000.00.

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 4th day of April, 2018.

Barbara E. Padgett
Barbara E. Padgett

State of OR } ss
County of Klamath }

On this 4th day of April, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Barbara E. Padgett, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 8-30-21

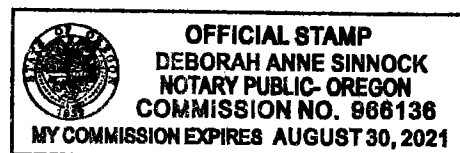


EXHIBIT "A"

227110AM

PARCEL 1

Beginning at the Northwest corner of Lot 9, Block 60, Nichols Addition to Linkville, now Klamath Falls, Oregon; thence East 76.1 feet, more or less, to a point 100 feet West of the Northeast corner of said Lot 9; thence at right angles South 102 feet, more or less, to the Northeasterly line of Lots 1 and 8, Block 60; thence Northwesterly 119 feet, more or less, along said Northeasterly line of Lots 1 and 8 to the Easterly line of Franklin Street; thence North along said Easterly line of Franklin Street 33 feet, more or less, to the Northwest corner of said Lot 9, the point of beginning.

ALSO Beginning at a point 40 feet South of the Northeast corner of said Lot 9, on the West line of Lincoln Street, formerly Washington Street; thence West at right angles to Lincoln Street 100 feet; thence South at right angles 42 feet; thence Easterly to the West line of Lincoln Street at a point 58 feet South of the point of beginning; thence North 58 feet along the West line of Lincoln Street to the point of beginning.

PARCEL 2

The Northeasterly 43-1/3 feet of Lot 1 in Block 60 of Nichols Addition to the City of Klamath, Oregon.

Two portions of Lot 9, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point 138 feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 92 feet South of the said Northeast corner of said Lot 9; thence Southerly 10 feet, more or less, to the Northwest corner of Lot 1 of said Block 60; thence Southeasterly along the Northeasterly line of said Lot 1 of Lincoln Street; thence North 40.22 feet, more or less, to the point of beginning.

AND

Beginning at a point 98 feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 82 feet South of the said Northeast corner of said Lot 9; thence due South 10 feet; thence Easterly to the West line of Lincoln Street to a point 40 feet South of the point of beginning; thence North along the West line of the Lincoln Street to the point of beginning.