



THIS SPACE RESERVED FOR

2018-005319  
Klamath County, Oregon  
04/30/2018 02:35:02 PM  
Fee: \$52.00

After recording return to:

Franklin E. Price and Katrina E. Price

87825 Upland St.

Springfield, OR 97478

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

Franklin E. Price and Katrina E. Price

87825 Upland St.

Springfield, OR 97478

File No. 224918AM

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### STATUTORY WARRANTY DEED

**Christine Tucker,**

Grantor(s), hereby convey and warrant to

**Franklin E. Price and Katrina E. Price, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$495,000.00.

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 24<sup>th</sup> day of April 2018

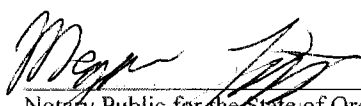
  
Christine Tucker

State of Oregon } ss

County of Deschutes

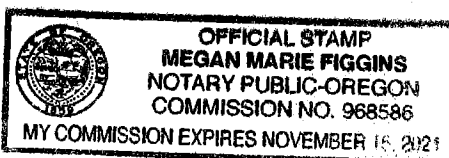
On this 24<sup>th</sup> day of April, 2018, before me, Megan Figgins a Notary Public in and for said state, personally appeared Christine S. Tucker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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: Americus

Commission Expires: 11/15/2021



### EXHIBIT 'A'

A portion of Government Lot 4 in Section 2, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Southerly right-of-way of State Highway No. 421 and the West Section line of Section 2, Township 36 South, Range 6 East, Willamette Meridian; thence Northeasterly along said right-of-way to the Southwest corner of property described in Deed Volume M75 page 10733; thence South  $73^{\circ} 12 \frac{1}{2}'$  East, 251.2 feet to the Westerly shore of Pelican Bay; thence Southwesterly along the Westerly shore of Pelican Bay to the South boundary of Government lot 4, Section 2, Township 36 South, Range 6 East, Willamette Meridian; thence Westerly along South boundary of said Government Lot 4 to the West boundary of said Section 2; thence Northerly along West boundary of said Section 2 to the point of beginning. SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A piece or parcel of land situate in the NW1/4 NW1/4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian, on the Westerly bank of Recreation Creek in Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the West boundary of Section 2, Township 36 South, Range 6 East of the Willamette Meridian from which the monument marking the Northwest corner of said Section 2 Bears North  $0^{\circ} 17'$  West 1342.04 feet distant; thence East 180 feet, more or less to the Westerly bank of Recreation Creek; thence Northeasterly along the Westerly bank of Recreation Creek 42 feet, more or less, to a point; thence North  $45^{\circ}$  West 77 feet, more or less, to a point; thence West 165 feet, more or less, to a point on the West boundary of Section 2, Township 36 South, Range 6 East of the Willamette Meridian; thence South  $0^{\circ} 17'$  East along the West boundary of said Section 2, 76.96 feet, more or less, to the point of beginning.