



THIS SPACE RESERVED FOR

2018-005782

Klamath County, Oregon

05/10/2018 03:12:01 PM

Fee: \$47.00

After recording return to:

David M. Wendt

560 Conger Avenue

Klamath Falls, OR 97601

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

David M. Wendt

560 Conger Avenue

Klamath Falls, OR 97601

File No. 221845AM

### STATUTORY WARRANTY DEED

**Kelly Jon Lesueur, Successor Trustee of the Herbert and Billie Lesueur Living Trust dated, July 10, 2006,**

Grantor(s), hereby convey and warrant to

**David M. Wendt,**

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:**

Beginning at a 1/2" iron pipe from which the record position of the 1/4 corner common to Sections 31 and 32 bears North 37°29'10" West 206.81 feet to a stone monument with a chiseled cross and South 41° West 1094 feet, more or less; thence South 07°10'00" West 27.47 feet to a 5/8" iron pin; thence South 42°53'50" East 205.55 feet to a 5/8" iron pin; thence North 43°12'40" East 189.91 feet to the right of way line of Conger Avenue; thence along said right of way line North 48°36'51" West 158.57 feet, South 47°24'25" West 77.06 feet and North 58°57'21" West 15.71 feet; thence South 74°34'00" West 80.25 feet to the point of beginning.

Said parcel being Parcel 1 of Major Land Partition 2-MP-90 situated in Government Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$450,000.00.

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 8<sup>th</sup> day of May, 2018.

The Herbert and Billie Lesueur Living Trust

By: Kelly Jon Lesueur  
Kelly Jon Lesueur, Successor Trustee

State of MT } ss  
County of Yellowstone }

On this 8<sup>th</sup> day of May, 2018, before me, Sam Merrick a Notary Public in and for said state, personally appeared Kelly Jon Lesueur, Successor Trustee of the Herbert and Billie Lesueur Living Trust, 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.

[Signature]  
Notary Public for the State of MT  
Residing at: Billings  
Commission Expires: 2-23-2019

