



THIS SPACE RESERVED FOR F

2018-006505
Klamath County, Oregon
05/29/2018 03:41:00 PM
Fee: \$47.00

After recording return to:
Rodney R. Lyon and Marie Lyon
20302 Paygr Rd
Malin, OR 97632

Until a change is requested all tax statements shall be
sent to the following address:
Rodney R. Lyon and Marie Lyon
20302 Paygr Rd
Malin, OR 97632
File No. 238663AM

STATUTORY WARRANTY DEED

First Community Credit Union,

Grantor(s), hereby convey and warrant to

Rodney R. Lyon and Marie Lyon, 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:

Lots 3, 4, 5 and 6, Block 10, Hessig Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except that part of Lots 3 and 6, Block 10, said addition, conveyed to the State of Oregon, by and through its State Highway Commission, as decribed in Volume 234 at page 70, Deed Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land lying the NW1/4 of Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning 30 feet North of the Northwest corner of Block 10 of Hessig's Addition to Fort Klamath, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said point being the intersection of the East line of Hessig Street and the center line of an abandoned portion of Fifth Street, said point also being 1609.33 feet South and 870 feet East of Northwest Corner of Section 22, thence East 390 feet, thence South 82 feet, thence South 49°42' West 120.6 feet, thence West 298 feet, thence North 160 feet to the Point of Beginning, said parcel being all of Lots 1, 2, 7, 8,9 and portions of Lots 3 and 6, Block 10 and vacated portions of Pine Street and Fifth Street, all in Hessig's Addition to Fort Klamath.

The true and actual consideration for this conveyance is \$7500.00.

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 day of MAY, 2018.

First Community Credit Union

By: X

Jeanne Brooks, Vice President of Credit Quality

State of Oregon } ss
County of CLATSOP }

On this 24 day of MAY, 2018, before me, Melissa Ann Celoni a Notary Public in and for said state, personally appeared Jenane Brooks, Vice-President of Credit Quality for First Community Credit Union, 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.

Melissa Ann Celoni

Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: July 24, 2021

