



THIS SPACE RESERVED FOR

**2018-007109**

**Klamath County, Oregon**

**06/12/2018 02:16:00 PM**

**Fee: \$92.00**

After recording return to:

Jonathan Reynoso

4221 Fargo St

Klamath Falls, OR 97603

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

Jonathan Reynoso

4221 Fargo St

Klamath Falls, OR 97603

File No. 223033AM

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### STATUTORY WARRANTY DEED

**Phillip L. Eubanks and Sandra J. Eubanks, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jonathan Reynoso,**

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 \$130,000.00.

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 May, 2018.

Phillip L. Eubanks

Phillip L. Eubanks

Sandra J. Eubanks

Sandra J. Eubanks

State of Oregon } ss  
County of Klamath }

On this 24<sup>th</sup> day of May, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Phillip L. Eubanks and Sandra J. Eubanks, 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.

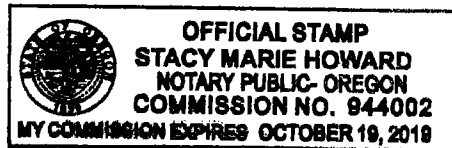
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 10-19-19



## EXHIBIT "A"

That portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point 243 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, the numbering of the Blocks in Nichols Addition to the City of Klamath Falls, being a continuation of the numbering of the blocks in the Original Town of Klamath Falls, formerly Linkville; thence North 38° 45' East 155 feet 9 inches; thence North 51° 15' West 57 feet; thence South 38° 45' West 155 feet 9 inches; thence South 51° 15' East 57 feet to place of beginning, being situated in the SW1/4 of the SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, being a part of the land deeded to Sarah E. Taylor by Deed recorded in Book 1, page 457, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, described as beginning at a point 243 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, formerly Linkville, said point of beginning being on the Northeasterly line of Ninth Street; thence continuing North 51° 45' West, a distance of 3.0 feet; thence North 38° 15' East at right angles to Ninth Street, a distance of 81.10 feet; thence South 51° 15' East a distance of 3.0 feet; thence South 38° 45' West a distance of 81.10 feet to the point of beginning; said parcel being Southeasterly 3.0 feet of the Southwesterly 81.10 feet of that parcel described in Deed Volume M78, page 8088, Microfilm Records of Klamath County, Oregon.

ALSO the Southeasterly 3 feet of the following described property:

Beginning at the Northwest corner of Block 44, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, Oregon; thence Westerly along the Northeasterly line of 9th Street, 50 feet; thence Northeasterly parallel with Jefferson Street (formerly Bush Street) 90 feet; thence Southeasterly parallel with 9th Street 50 feet; thence Southwesterly along the Northerly line of said Block 44 in said Nichols Addition 90 feet to the place of beginning, being a portion of closed Canal Street, now Washington Street, and being further described as the South 50 feet of the West 90 feet of closed Canal Street.

TOGETHER WITH an easement beginning at the most Northerly corner of the above described property; referenced in Warranty Deed dated November 5, 1981, recorded June 11, 1991 in Volume M91 at page 10949, Microfilm Records of Klamath County, Oregon; thence North 51° 02' 13" West along the dead end of Washington Street, 15.48 feet; thence South 01° 13' 10" West, 25.30 feet to a point on the Northwesterly line of Block 44 of NICHOLS ADDITION; thence North 38° 57' 47" East along said Northwesterly Block line, 20.00 feet to the point of beginning.

A handwritten signature in dark ink, consisting of a stylized 'P' followed by a cursive flourish.