



2018-007709
Klamath County, Oregon
06/27/2018 10:07:00 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Nelson and Laura Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

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

Daniel Nelson and Laura Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

File No. 228181AM

STATUTORY WARRANTY DEED

Albert L. Letsch and Bernetha G. Letsch, Trustees of the Letsch Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Daniel Nelson and Laura Pulley, 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:

Beginning at the initial point, said point being a 5/8" X 30" Iron Pin with Tru-Line Surveying, Inc. plastic cap on the East line of said Tract 13 of Enterprise Tracts, from which the 1/4 corner common to Sections 34 and 35, Township 38 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, bears South 01°05'46" West 516.01 feet; thence, along the boundary of said tract 13, South 01°05'46" West 486.01 feet, North 89°35'27" West 13.07 feet, South 44°43'20" West 932.94 feet and North 00°58'08" East 1535.95 feet to a point on the Southerly right of way line of Foothills Boulevard; thence, along the said Southerly right of way line, North 68°15'16" East 115.22 feet, North 21°44'44" West 15.00 feet and North 68°15'16" East 608.07 feet to a point on the East line of said Tract 13; thence South 01°05'46" West 668.82 feet to the point of beginning.

EXCEPTING THEREFROM

Parcel 2 of Land Partition 3-06, being a replat of a portion of Tract 13 of Enterprise Tracts, situated in the E1/2 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO KNOWN AS

Unsurveyed Parcel 1 of Land Partition 3-06, being a replat of a portion of Tract 13 of ENTERPRISE TRACTS, situated in the E1/2 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$492,000.00.

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 25 day of June, 2018.

Letsch Revocable Living Trust

By: Albert L. Letsch
Albert L. Letsch

By: Bernetha G. Letsch
Bernetha G. Letsch

State of Oregon } ss
County of Klamath }

On this 25 day of June, 2018, before me, Rosio Hernandez a Notary Public in and for said state, personally appeared Albert L. Letsch and Bernetha G. Letsch as Trustees of the Letsch Revocable 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 06, 2020

