



2018-007769
Klamath County, Oregon
06/28/2018 12:00:00 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chris Deese

1440 Ridgecrest Dr

Klamath Falls, OR 97601

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

Chris Deese

1440 Ridgecrest Dr

Klamath Falls, OR 97601

File No. 242623AM

STATUTORY WARRANTY DEED

DSK Investments, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Chris Deese,

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:

All that part of Lots 1 and 2, Block 44, NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Southwesterly line of Tenth Street, 44.88 feet Southeasterly from the most Northerly corner of said Lot 1; thence Southwesterly 83 feet, more or less, to a point on a line running parallel with Ninth Street, and distant therefrom 155.76 feet Northeasterly, which point is 22.8 feet Southeasterly from the Northwesterly line of said Lot 2; thence Southeasterly along said line parallel with Ninth Street 30.8 feet; thence Northeasterly 75 feet, more or less, to a point on the Southwesterly line of Tenth Street, which is 30 feet Southeasterly from the point of beginning; thence Northwesterly along the line of Tenth Street 30 feet to the point of beginning. Reserving and excepting a strip eight feet wide off the Southwesterly end of above described tract.

The true and actual consideration for this conveyance is \$40,000.00.

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 26 day of June, 2018.

DSK Investments, LLC

By: Phillip L. Eubanks member

Phillip L. Eubanks, Member

By: Sandra J. Eubanks, Member

Sandra J. Eubanks, Member

State of Oregon } ss

County of Klamath }

On this 26th day of June, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Phillip L. Eubanks and Sandra J. Eubanks, Members of DSK Investments LLC, an Oregon Limited Liability Company, 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 County

Commission Expires: 10-19-19

