



THIS SPACE RESERVED FOR F

**2018-007884**

**Klamath County, Oregon**

**06/29/2018 02:36:00 PM**

**Fee: \$87.00**

After recording return to:

Dennis W Drake

P.O. Box 1191

Klamath Falls, OR 97601

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

Dennis W Drake

P.O. Box 1191

Klamath Falls, OR 97601

File No. 236802AM

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### STATUTORY WARRANTY DEED

**Michele M. Vance,**

Grantor(s), hereby convey and warrant to

**Dennis W Drake,**

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:

**Lot 6 in Block 3 of TRACT 1103 - EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO that portion of Lot 5 in said Block 3 of TRACT 1103 - EAST HILLS ESTATES as approved in Lot Line Adjustment 8-00, described as follows:**

**Beginning at a point on the Southwesterly line of Lot 5, Block 3 of TRACT 1103 - EAST HILLS ESTATES, from which the Southeasterly corner of said Lot 5 bears South 48 ° 43' 56" East 26.84 feet; thence North 03 degrees 34' 56" West 79.69 feet; thence North 06 degrees 33' 47" East 46.31 feet; thence North 69 degrees 37' 00" East 55.18 feet to the right of way line of Cottage Avenue also being a point on the boundary of said Lot 5; thence along the boundary of said Lot 5, along the arc of a curve to the left (radius point bears North 53 degrees 21' 23" East 50.00 feet and central angle equals 32 degrees 50' 09") 28.65 feet, South 20 degrees 31' 14" West 155.34 feet and North 48 degrees 43' 56" West 26.84 feet, to the point of beginning.**

The true and actual consideration for this conveyance is \$287,000.00.

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:

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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 28 day of June, 2018.

Michele M. Vance  
Michele M. Vance

State of Oregon } ss  
County of Klamath }

On this 28 day of June, 2018, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Michele M. Vance, 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.

Lisa Legget Weatherby  
Notary Public for the State of Oregon

Residing at: Klamath Falls, Oregon

Commission Expires: 10/19/19

