



THIS SPACE RESERVED FOR

2018-008378

Klamath County, Oregon

07/13/2018 02:00:01 PM

Fee: \$87.00

After recording return to:

Joseph L. Riesch

23417 Cherrywood Lane

Chiloquin, OR 97624

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

Joseph L. Riesch

23417 Cherrywood Lane

Chiloquin, OR 97624

File No. 243289AM

STATUTORY WARRANTY DEED

Catherine A. Humphrey who acquired title as Catherine A. Mulkey,

Grantor(s), hereby convey and warrant to

Joseph L. Riesch,

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:

The Southerly 60 feet of the following described property:

That part of Lot 21, VICORY ACRES, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Lot 21; thence East along the North line of said Lot 21 a distance of 100 feet; thence South along a line parallel to the West line of said Lot 21 a distance of 200 feet; thence West along a line parallel to the North line of said Lot a distance of 100 feet to the West line of said Lot 21; thence North along the West line of said Lot 21 a distance of 200 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3909-002AA-02800-000

The true and actual consideration for this conveyance is \$70,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

AmeriTitle 243289AM

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 13 day of July, 2018.

Catherine A. Humphrey
Catherine A. Humphrey

State of Oregon } ss
County of Benton }

On this 13 day of July, 2018, before me, Caryn C. Gilliam a Notary Public in and for said state, personally appeared Catherine A. Humphrey, 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.

Caryn C. Gilliam

Notary Public for the State of Oregon
Residing at: Albany
Commission Expires: 12/20/19

