



THIS SPACE RESERVED FOR

2018-008640

Klamath County, Oregon

07/20/2018 02:02:01 PM

Fee: \$87.00

After recording return to:

Cody W. Alexander

3542 Summers Lane

Klamath Falls, OR 97603

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

Cody W. Alexander

3542 Summers Lane

Klamath Falls, OR 97603

File No. 242087AM

STATUTORY WARRANTY DEED

Harry Pfitzer and Shawna Pfitzer,

Grantor(s), hereby convey and warrant to

Cody W. Alexander,

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 a point 605 feet South of the Southeast corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 50 feet; thence West 230 feet; thence North 50 feet; thence East 230 feet to the point of beginning, being a portion of SE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT a strip of land 30 feet wide off the East side for roadway.

ALSO SAVE AND EXCEPT that property conveyed by Warranty Deed recorded January 30, 1979 in Volume M79, page 2464, Microfilm Records of Klamath County, Oregon.


The true and actual consideration for this conveyance is \$135,000.00.

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.

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 17 day of JULY, 2018.

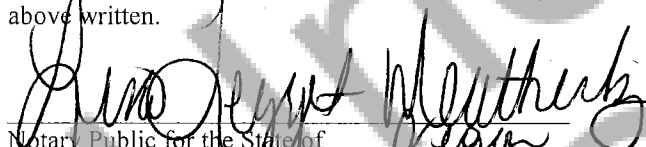

Harry Pfitzer


Shawna Pfitzer

State of Oregon } ss
County of Clatsop }

On this 17 day of July, 2018, before me,
Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Harry Pfitzer and Shawna Pfitzer, 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.


Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/19/19

