



THIS SPACE RESERVED FOR

2018-009216

Klamath County, Oregon

08/03/2018 12:40:00 PM

Fee: \$87.00

After recording return to:

Matthew Severns
2543 Lakeshore Drive
Klamath Falls, OR 97601

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

Matthew Severns
2543 Lakeshore Drive
Klamath Falls, OR 97601

File No. 247641AM

STATUTORY WARRANTY DEED

James F. Novak and Marilynn L. Novak, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Matthew Severns,

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:

TRACT 1:

Lot 22 of LAKEWOODS HEIGHTS, a recorded subdivision in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, less a portion thereof described as follows:

Beginning at the Northwest corner of aforesaid Lot 22 of LAKEWOOD HEIGHTS; thence North 72° 14' East along the Northerly boundary of same, a distance of 121.4 feet; thence South 7° 10' East 10.0 feet; thence South 54° 54' West 110.5 feet to the Westerly boundary of aforesaid Lot 22; thence North 35° 58' West along said boundary a distance of 45.0 feet more or less, to the point of beginning.

TRACT 2:

A parcel of land being a portion of Lot 22 of LAKEWOOD HEIGHTS, a duly recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly lot line of said Lot 22 from which the Northwest corner of said lot bears North 33° 58' West a distance of 33.00 feet; thence South 33° 58' East 12.00 feet; thence leaving said Westerly lot line North 54° 54' East 110.50 feet; thence South 61° 05' 12" West 111.34 feet to the point of beginning.

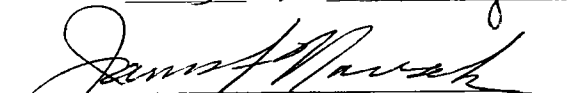
The true and actual consideration for this conveyance is \$341,000.00.

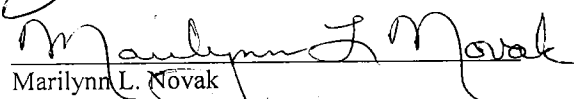
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 25 day of July, 2018


James F. Novak


Marilynn L. Novak

State of Oregon } ss
County of Klamath }

On this 25 day of July, 2018, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared James F. Novak and Marilyn L. Novak, 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: Klamath County
Commission Expires: 12/3/2018

