



THIS SPACE RESERVED FOR

**2018-009228**

**Klamath County, Oregon**

**08/03/2018 02:01:01 PM**

**Fee: \$87.00**

After recording return to:

Anthony A. Nibler

2221 Lindley Way

Klamath Falls, OR 97601

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

Anthony A. Nibler

2221 Lindley Way

Klamath Falls, OR 97601

File No. 245751AM

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### STATUTORY WARRANTY DEED

**Nathan C. Webb and Shareen J. Webb, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Anthony A. Nibler,**

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:

**PARCEL 1:**

A tract of land situated in the S1/2 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 429.0 feet and East 1708.8 feet from the iron pin which marks the Southwest corner of the NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence East 300.00 feet to an iron pin; thence South 398.0 feet to an iron pin; thence West 300.00 feet to an iron pin; thence North 398.0 feet, more or less, to the point of beginning.

**PARCEL 2:**

A tract of land situated in the S1/2 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a one-half inch iron pin located South a distance of 429.0 feet, East a distance of 2008.8 feet, and South a distance of 224.42 feet from the iron pin marking the Southwest corner of the NW1/4 NW1/4 of said Section 5; thence East a distance of 195.76 feet to a one-half inch iron pin on the Westerly line of Riverside Drive; thence South 16°50' East along the Westerly line of Riverside Drive a distance of 181.39 feet to a 3/4 inch iron pipe; thence West a distance of 248.29 feet (Record Distance is 248.2 feet) to a one-half inch Iron Pipe; thence North a distance of 173.62 feet to the point of beginning.

Less and except that portion deeded to the State of Oregon, by and through its State Highway Commission by deed recorded December 5, 1967 in Volume M67 page 9431 and recorded December 5, 1967 in Volume M67 page 9431, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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 3rd day of August, 2018.

Nathan C. Webb  
Nathan C. Webb

Shareen J. Webb  
Shareen J. Webb

State of Oregon } ss  
County of Douglas }

On this 3<sup>rd</sup> day of August, 2018, before me, Christopher R Ash a Notary Public in and for said state, personally appeared Nathan C. Webb and Shareen J. Webb, 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.

Chris Ash  
Notary Public for the State of Oregon  
Residing at: Ruby OR  
Commission Expires: 1/11/21

