



THIS SPACE RESERVED FOR R

2018-009242

Klamath County, Oregon

08/03/2018 03:12:01 PM

Fee: \$87.00

After recording return to:

Nicolas R. Phair and Allison M. Phair and Paul R.
Stewart and Suzanne J. Stewart

1115 Riverside Drive
Klamath Falls, OR 97601

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

Nicolas R. Phair and Allison M. Phair and Paul R.
Stewart and Suzanne J. Stewart

1115 Riverside Drive
Klamath Falls, OR 97601

File No. 243282AM

STATUTORY WARRANTY DEED

Christine S. Tucker,

Grantor(s), hereby convey and warrant to

**Nicolas R. Phair and Allison M. Phair and Paul R. Stewart and Suzanne J. Stewart, not as Tenants in
Common but with Rights of Survivorship,**

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:

**A portion of land lying in the S 1/2 NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette
Meridian, described as follows:**

**Beginning at the center quarter corner of Section 5, Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, which corner is marked with an iron axle with gear attached and
firmly set in the ground; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (Surv,
Kap) representing an angle point on the West boundary of this land being partitioned; thence South 42°
13'19" East 50.04 feet to an iron pin; thence South 71° 37' 46" East 86.02 feet to an iron pin, being the true
point of beginning of this description; thence South 36° 05' 30" East 145.00 feet to an iron pin; thence
North 53° 54' 30" East 318.65 feet to an iron pin on the westerly right of way boundary of old U.S. Hwy.
No. 97; thence along said boundary on the arc of a 4° curve to the left 145.14 feet (long chord bears North
38° 00' 35" West 145.08 feet) to an iron pin; thence South 53° 54' 30" West 313.80 feet to the true point of
beginning.**

**Together with an easement for ingress and egress over and across an existing roadway 50 feet wide as shown
on map of Major Land Partition No. 69-83 filed in the records of the Klamath County Clerk on May 1,
1984.**

The true and actual consideration for this conveyance is \$359,000.00.

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.

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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.

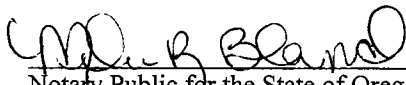
Dated this 31 day of July, 2018.


Christine S. Tucker

State of Oregon } ss
County of Klamath }

On this 31 day of July, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Christine S. Tucker, 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 March 15, 2022

